

Village of Mukwonago
Notice of Meeting and Agenda

PLAN COMMISSION MEETING
Tuesday, May 9, 2023

Time: **6:30 pm**

Place: **Mukwonago Municipal Building, Board Room, 440 River Crest Ct**

1. Call to Order

2. Roll Call

3. Comments from the Public

Please be advised, per Wisconsin Statute Sec. 19.84(2), information and comment will be received from the public by the Plan Commission. The Public Comment Session is granted to the public at the start of each Plan Commission meeting. The Public Comment Session shall last no longer than fifteen (15) minutes and individual presentations are limited to three (3) minutes per speaker. However, these time limits may be extended at the discretion of the Chief Presiding Officer. The Plan Commission may not respond to or have any discussion on information received during the public comment session unless it is placed upon the Agenda for a subsequent meeting. Public comments should be addressed to the Plan Commission as a body. Presentations shall not deal in personalities personal attacks on members of the Plan Commission, the applicant for any project or Village Employees. Comments shall not be used to engage others in a debate in this forum. All comments, questions and concerns should be presented in a respectful professional manner. Any questions to an individual member of the Plan Commission or Staff will be deemed out of order by the Presiding Officer.

4. Approval of Minutes

- 4.1 Discussion and approval of minutes from March 14, 2023 regular meeting.
[20230314 PlanCommissionMinutesdraft.pdf](#)

5. New Business

Discussion and Possible Action on the Following Items

- 5.1 Discussion and possible approval of **PC-RESOLUTION 2023-04** for a monument sign for Mt Olive Ev. Lutheran Church; 211 Main Street; Parcel MUKV 1976-126.

[Staff - Sign - Mt. Olive.pdf](#)

[Mt Olive Map \(2\).png](#)

[Sign Proposal.pdf](#)

[PC-RESOLUTION 2023-04 Mt Olive Monument sign.pdf](#)

- 5.2 Discussion and possible approval of **PC-RESOLUTION 2023-05** for a site plan and architectural review for an addition at St. John's Ev. Lutheran Church and School; 410 W Veterans Way; Parcel MUKV 1963-996-008.

[Staff - SPAR - St. John's Add. - 410 W Veterans Way.pdf](#)

[SWM-20230411-St Johns Expansion Preliminary Review Comments.pdf](#)

[St. John's Map.png](#)

[St. John EV Luth Church Preliminary Plan Set.pdf](#)

[St John EV Lutheran Church-REV-FIRELANE-Width-4-25-23.pdf](#)

- 5.3 Discussion and possible approval of **PC-RESOLUTION 2023-06** for site plan and architectural review for planters and hoop house at Mukwonago Food Pantry; 305 Eagle Lake Ave; Parcel MUKV 1974-922.

[Staff - SPAR - Muk Food Pantry - 305 Eagle Lake Ave.pdf](#)

[MFP Brochure.pdf](#)

[MFP Map.png](#)

[Raised Beds Phase 1.jpg](#)

[Site Plan Phase 2.jpg](#)

[PC-RESOLUTION 2023-06 - SPAR - MFP - 305 Eagle Lake Ave.pdf](#)

- 5.4 Discussion and possible approval of **PC-RESOLUTION 2023-07** for site plan and architectural review for various site improvements to Village Pumper, Harjinder Khasria, owner; 710 and 712 Main St; Parcel MUKV 1976-208-009.

[Staff Report SPAR - Village Pumper- 710-712 Main Street.pdf](#)

[Village Pumper Map.png](#)

[VP-CITY SUBMITTAL-4-21-2023.pdf](#)

[Village Pumper Light Pole.png](#)

[PC-RESOLUTION 2023-07 - SPAR - Village Pumper- 710-712 Main Street.pdf](#)

- 5.5 Discussion and possible recommendation to move forward with the Bielinski Development at Grey Fox Trail and Edgewood Avenue to amend the PUD - Multi Family Development. Bielinski Homes/Harmony Homes, owner; Parcel MUKV 2091-989-002.

[Staff Report - Concept Review - Bielinski.pdf](#)

[Bielinski Map.png](#)

[Grey Fox Trl Original Layout.png](#)

[SITE PLAN_C.pdf](#)

[Grey Fox Townhome 1434 - 3 Unit Building.pdf](#)

- 5.6 *Information Only*
Village Attorney to present a review of criteria for Amending Conditional Use permits and Act 67 refresher.

- 5.7 *Information Only*
Planner will present Zoning and Sign Code updates timeline.

6. Adjournment

Membership:

Eric Brill, Karl Kettner, John Meiners, Mark Penzkover, Tim Rutenbeck, Jason Wamser, Fred Winchowky, and Village Planner Erin Scharf (Advisory)

It is possible that a quorum of, members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note, upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information or to request this service, contact the Municipal Clerk's Office, (262) 363-6420.

MINUTES OF THE PLAN COMMISSION MEETING

Tuesday, March 14, 2023

Call to Order

President Winchowky called the meeting to order at 6:30 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

Roll Call

Commissioners present: Fred Winchowky, Chairman
Mark Penzkover
Eric Brill
Karl Kettner
Tim Rutenbeck
John Meiners

Excused: Jason Wamser

Also present: Fred Schnook, Village Administrator
Erin Scharf, Community Planner/Zoning Administrator
Linda Gourdoux, Deputy Clerk/Treasurer

Comments from the Public

Opened at 6:31 pm

Maurice Nielsen, President Honey Meadows Condos, spoke on new sign

Jessie Schroeder, Owner Pottery by Jessie, spoke on home business

Chuck Fondrie, Signamic, spoke on sign for 720 N Rochester

Mike Miller, 615 Franklin, spoke against Pottery by Jessie home business

Bradley Zojork, The Block, update; land under contract, hopes to bring plans to May Plan Commission

Sarah Geist – 125 Oakland, spoke for Pottery by Jessie home business

Larry Geist – 125 Oakland, spoke for Pottery by Jessie home business

Jeff Blott (letter rec'd), spoke for Pottery by Jessie home business

Closed at 6:41 pm

Approval of Minutes

Motion by Meiners/Kettner to approve minutes from February 14, 2023 regular meeting, unanimously carried.

Public Hearings

Public Hearing on a conditional use for a Pottery Studio-Home Occupation located in the home and accessory buildings at 131 Oakland Ave, Parcel MUKV 1973-133; Jessica A Schroeder, owner; Pottery by Jessie LLC, business.

Opened at 6:42 pm

No Comments

Closed at 6:43 pm

New Business

Discussion and possible recommendation to the Village Board for RESOLUTION 2023-09 for Conditional Use for Pottery by Jessie LLC, a Pottery Studio - Home Occupation to be located at 131 Oakland Ave; Jessica Schroeder (owner), applicant; Parcel MUKV 1973-133.

Scharf gave overview of project

Motion by Meiners/Penzkover to recommend approval to the Village Board for **RESOLUTION 2023-09** for Conditional Use for Pottery by Jessie LLC, a Pottery Studio – Home Occupation to be located at 131 Oakland Ave; Jessica Schroeder (owner), applicant; Parcel MUKV 1973-133, unanimously carried.

Discussion and possible approval of PC-RESOLUTION 2023-02 of the entryway sign proposed for Honey Meadow Condominiums located at 331 Westside Ave; Maurice Nielsen (President)(applicant); Parcel MUKV 1974-923-002.

Scharf gave overview of project

Motion by Meiners/Brill to approve **PC-RESOLUTION 2023-02** for the entryway sign proposed for Honey Meadow Condominiums located at 331 Westside Ave; Maurice Nielsen (President)(applicant); Parcel MUKV 1974-923-002, unanimously carried.

Discussion and possible approval of PC-RESOLUTION 2023-03 for freestanding monument sign exception proposed for the 720 Profession Building, located at 720 N Rochester St; Signamic, Inc., applicant; Parcel MUKV 1973-107.

Scharf gave overview of project

Motion by Meiners/Rutenbeck to approve **PC-RESOLUTION 2023-03** for freestanding monument sign exception proposed for the 720 Profession Building, located at 720 N Rochester St; Signamic, Inc., applicant; Parcel MUKV 1973-107, unanimously carried.

Discussion and possible approval of Village Board on RESOLUTION 2023-08 for a proposed 4-Lot CSM Extraterritorial Review in the Town of Mukwonago, located at HWY NN and Beulah Rd as submitted by Tom McAdams, TM Highview LLC.

Scharf gave overview of project

Motion by Meiners/Brill to recommend approval to Village Board on **RESOLUTION 2023-08** for a proposed 4-Lot CSM Extraterritorial Review in the Town of Mukwonago, located at HWY NN and Beulah Rd as submitted by Tom McAdams, TM Highview LLC, unanimously carried.

Adjournment

Meeting adjourned at 6:58 p.m.

Respectfully Submitted,
Linda Gourdoux, WCMC
Deputy Clerk/Treasurer



PLANNING COMMISSION

May 9, 2023 at 6:30pm
Mukwonago, WI

MONUMENT SIGN

Mount Olive Ev. Lutheran Church
211 Main Street

MUKV 1976-126

Case Summary

Parcel Data

Proposal:	New Monument Sign
Applicant:	Mt. Olive Lutheran Church/Michael's Sign
Request:	Monument Sign – Church per 64.21(a)
Staff Recommendation:	Approve with conditions.

Parcel Characteristics / Conditions

Acreage:	0.5993
Current Use:	Church
Proposed Use:	Church
Reason for Request:	Church Monument Sign
Land Use Classification:	Government Institutional
Zoning Classification:	VC-RC – Village Center Retail Center
Census Tract:	2039.01

Project Summary / Plan of Operation

Mt. Olive Ev. Lutheran Church is replacing their existing monument sign with a new monument sign which is internally illuminated.

Site Plan and Architectural Review Request

Staff has reviewed the sign and its location. The sign compliments the architecture of the building. The sign meets the criteria below.

The municipal code allows for 1 freestanding sign at a maximum of 36sf in size and 8ft in height and an 18in base minimum. The code allows for the reader board (electronic message center) to be 50% of the sign for signs up to a total of 60sf.

Section 64-21(a) requires the Planning Commission to review and approve all signs which are for public uses, institutional uses, schools or churches that comply with the code.

Staff Review

Engineering	No Concerns at this time
Public Works	No Concerns at this time
Utilities	No Concerns at this time
Police	No Concerns at this time
Fire	No Concerns at this time
Building Inspection	No Concerns at this time
Planning	No Concerns at this time

Recommendation

Staff recommends the approval of the monument sign with the condition that the following criteria are met for the EMC display per section 64-22(j):

(4) Reader board copy. Reader board copy shall adhere to the following standards:

a. Cyclical copy on an illuminated reader board sign may change at a minimum rate of once per minute. Any change of less than one minute is not permitted. Time and temperature may update every 10 seconds.

b. Reader board letter sizes shall be a minimum of four inches to a maximum of 12 inches in height. Letter heights within this stated range may be based on ability of the message to be easily seen and read from street view pursuant to speed of traffic and sign distance from the lanes of traffic, while the not interfering with or confusing traffic.

c. Sign copy may include advertisement of individual business names with contact information, range of services provided or products sold on the premises, individual products offered on special or sale on the premises with price, special events or attractions on the premises, or seasonal greetings.

d. Sign copy shall not include any message pertaining to off-premises or off-site businesses, sales or products; political messages or events; except community wide special events or messages may be advertised; for example congratulating a local academic or athletic achievement or reminder of a semi-annual time change.

e. Sign copy may include a logo pertaining to a business on the premises or product sold on the premises, at not more than 25% of the reader board area.

f. Sign copy shall be readable and timely at all times and presented horizontally.

AND

(5) Electronic message centers. In addition to prior stated standards for reader boards within this § **64-22(j)**, electronic message centers shall adhere to the following standards:

a. Electronic message centers shall not be installed in combination with any other design or form of a reader board.

b. Electronic message centers shall not exceed a brightness level than the amount of lumens generated by building lights, other signs, and parking lot lights on the property the sign is located, or lumens generated by adjacent properties or adjacent street lights. The Zoning Administrator shall order the sign owner to decrease the brightness level of the electronic message center is found to violate this paragraph.

c. Electronic message centers shall not be allowed to flash, present movement or the illusion of movement of any sign copy.

d. Electronic message centers shall not be located abutting residential, as defined.

e. Electronic message centers operation shall not interfere with any radio or other communication transmissions.

f. Any electronic message centers as part of an off-premises sign, a billboard or any other sign prohibited pursuant to § **64-13**, shall be prohibited.

g. An electronic message center may require additional fees for zoning review and permit issuance.

Attachments

1. Map 2. Plans 3. Resolution



211 County Rd ES

Existing

Mukwonago, Wisconsin

Google Street View

Sep 2022 See more dates



Google

Image capture: Sep 2022 © 2023 Google



Proposed replacement

MONUMENT SIGN



NOTE: CONCRETE SLAB TO BE EXPOSED 2" ABOVE GRADE ON WEST END AND A (TBD) HEIGHT ON EAST END DUE TO SLOPE.

MT. OLIVE LUTHERAN CHURCH / MONUMENT SIGN
 ONE (1) DOUBLE SIDED, INTERNALLY ILLUMINATED MONUMENT SIGN
 CUSTOM FABRICATED ALUMINUM SIGN CABINET W/ MAP PAINTED FINISH
 WHITE LEXAN FACES W/ 3M VINYL GRAPHICS
 SIGN INTERNALLY ILLUMINATED W/ WHITE LEDS
 10MM FULL COLOR WATCHFIRE LED DISPLAY (2'X6')
 1/2" SINTRA ADDRESS LETTERS W/ MAP WHITE PAINTED FINISH
 FABRICATED ALUMINUM BASE CAP W/ MAP TEXTURE PAINTED FINISH (PANTONE COOL GRAY 2C)

SIENNA BLEND
 VELOUR
 Type: Face
 Color: Brown
 Texture: Velvet
 Pant: Pant 2
 Sierra Blend Velour veneer by Belden or equivalent
 (2.25" high x 7.625 wide x .625 deep)

Mike Perfect Your Image™ PH: (262) 544-6068 TOLL FREE: (800) 544-4310			
Client: MT. OLIVE LUTHERAN CHURCH	Date: 3-23-23	REVISION	☐ NO ☒ YES ☐ LED ☐ SOLID AREA ☐ DOUBLE AREA
Address: 211 MAIN STREET	Drawing #: 1(2)	Sheet: 1 of 1	☐ MAP MEDIUM BRONZE ☐ PANTONE COOL GRAY 2C ☐ MAP WHITE
City, State: MUKWONGO, WI 53149	Scale: 3/4"=1'	Sign Specifications:	☐ DIGITALLY PRINTED ☐ DIGITALLY PRINTED
Sales Rep: STEPHEN PROCHASKA	Designer: KD	NOTED ABOVE	☐ SIGNATURE ☐ DATE

NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK INVOLVED IN THIS PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH TO THE ACTUAL, FINISHED PAINTED PRODUCT.

PLAN COMMISSION RESOLUTION 2023-04

RESOLUTION APPROVING SIGNAGE FOR 211 MAIN STREET

WHEREAS, Michael's Sign (sign contractor) submitted a sign application to the Village for review consistent with the review procedures in Chapter 64 of the municipal code; and

WHEREAS, the proposed sign consists of a monument sign for Mount Olive Ev. Lutheran Church located on Parcel Number MUKV1976-126; and

WHEREAS, the Plan Commission reviewed the proposed sign at their meeting on May 9, 2023; and

NOW, THEREFORE, BE IT RESOLVED, the Plan Commission of the Village of Mukwonago, Wisconsin hereby approves the monument sign as proposed subject to the following conditions:

1. The applicant must obtain a building permit for the approved work within 6 months of this date and begin construction and work in good faith to completion.
2. The applicant must pay any outstanding fees/charges related to this application.
3. The address of the property must be displayed on the sign face as required by the sign regulations.
4. The following criteria are met for the EMC display per section 64-22(j):
 - (4)** Reader board copy. Reader board copy shall adhere to the following standards:
 - a.** Cyclical copy on an illuminated reader board sign may change at a minimum rate of once per minute. Any change of less than one minute is not permitted. Time and temperature may update every 10 seconds.
 - b.** Reader board letter sizes shall be a minimum of four inches to a maximum of 12 inches in height. Letter heights within this stated range may be based on ability of the message to be easily seen and read from street view pursuant to speed of traffic and sign distance from the lanes of traffic, while the not interfering with or confusing traffic.
 - c.** Sign copy may include advertisement of individual business names with contact information, range of services provided or products sold on the premises, individual products offered on special or sale on the premises with price, special events or attractions on the premises, or seasonal greetings.
 - d.** Sign copy shall not include any message pertaining to off-premises or off-site businesses, sales or products; political messages or events; except community wide special events or messages may be advertised; for example congratulating a local academic or athletic achievement or reminder of a semi-annual time change.
 - e.** Sign copy may include a logo pertaining to a business on the premises or product sold on the premises, at not more than 25% of the reader board area.
 - f.** Sign copy shall be readable and timely at all times and presented horizontally.

AND

5. **64-22(j)(5)** Electronic message centers. In addition to prior stated standards for reader boards within this § **64-22(j)**, electronic message centers shall adhere to the following standards:
- a.** Electronic message centers shall not be installed in combination with any other design or form of a reader board.
 - b.** Electronic message centers shall not exceed a brightness level than the amount of lumens generated by building lights, other signs, and parking lot lights on the property the sign is located, or lumens generated by adjacent properties or adjacent street lights. The Zoning Administrator shall order the sign owner to decrease the brightness level of the electronic message center is found to violate this paragraph.
 - c.** Electronic message centers shall not be allowed to flash, present movement or the illusion of movement of any sign copy.
 - d.** Electronic message centers shall not be located abutting residential, as defined.
 - e.** Electronic message centers operation shall not interfere with any radio or other communication transmissions.
 - f.** Any electronic message centers as part of an off-premises sign, a billboard or any other sign prohibited pursuant to § **64-13**, shall be prohibited.
 - g.** An electronic message center may require additional fees for zoning review and permit issuance.

Passed and dated this 9th day of May, 2023.

VILLAGE OF MUKWONAGO PLAN COMMISSION

By: _____
Fred Winchowky, Chairman/Village President

Attest: _____
Linda Gourdoux, Deputy Village Clerk



PLANNING COMMISSION

May 9, 2023 at 6:30pm
Mukwonago, WI

SITE PLAN AND ARCHITECTURAL REVIEW

410 W Veterans Way
Parcel Number: MUKV 1963-996-008

Case Summary

Parcel Data

Proposal:	Addition
Applicant:	St. John's Lutheran Church and School/MSI General
Request:	Site Plan and Architectural Review
Staff Recommendation:	Conditionally Approve

Parcel Characteristics / Conditions

Acreage:	16.7719
Current Use:	Institutional
Proposed Use:	Institutional
Reason for Request:	Addition to Gym and School - Site Plan and Architectural Review Approval
Land Use Classification:	Community – Serving Uses
Zoning Classification:	R-3 – Single-Family Small Lot Residential
Census Tract:	2039.01

Site Plan and Architectural Review Request

The Church and School are looking for approval to construct an addition off the North side of the existing School gymnasium. This will include classrooms, bathrooms, storage, and a common area for lunch to be served. The need is due to the growing congregation and student body.

Architectural/ Site Review Site Modifications

The applicant is seeking approval for the following:

- Proposed School addition (classrooms, bathrooms, storage, commons)
- Relocate Dumpster Enclosure
- Relocate Playground and Baseball Field
- Demo Existing Pavilion attached to detached garage.
- Extend Driveway along East around rear of building and expand drive along West to meet WB-50 Turning Radius

- Extension of access road and add a gate at Southeast entrance w/sign “No Parking – One Way”

Utilities	Relocate
Stormwater Management	Preliminary Plan Submitted and reviewed.
Wetlands	None
Signage	1 directional sign on gate.
Parking	No modifications at this time.
Landscaping	No modifications at this time.
Trash Enclosure	Relocating.
Fencing	No modifications at this time.
Outdoor Lighting	No modifications at this time.
Misc. Performance Standards	None

Staff Review

Engineering	Final SWMP required to be submitted
Public Works	No concerns at this time
Utilities	Ord. 45-118(c) requires them to enter into agreement with Village to put pavement over easement in back.
Police	No concerns at this time
Fire	24’ wide drive around backside of building required.
Building Inspection	No concerns at this time
Planning	No concerns at this time

Recommendation

Site Plan and Architectural Review

Staff recommends the Planning Commission Approve a resolution for the Site Plan and Architectural Review, as set forth in the attached resolution.

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of site construction plans to the Village and receive approval of said plans prior to issuance of any building permits. Plans shall include but are not limited to grading, utilities, utility calculations, erosion control, landscaping, lighting, building architecture, building materials and other plans as required. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff’s satisfaction.
2. Prior to any land-disturbing activity, a pre-construction meeting may be held with the applicant’s representatives and primary contractors, and Village department heads and representatives. The applicant representative shall coordinate such meeting.
3. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required.
4. The applicant must obtain all required building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.

5. All work related to this project must comply with all project plans approved by the Village.
6. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.
8. The developer shall comply with comments from Ruekert-Mielke letters regarding stormwater and utilities as well as comments regarding future reviews.
9. A stormwater management maintenance agreement shall be prepared and executed prior to any disturbance of land. A copy of the recorded document shall be provided to the Village.
10. Per Ord. Ord. 45-118(c) requires the applicant to enter into an agreement with the Village to put pavement over easement in rear of addition.
11. If the approved plans need to be revised to address any of the conditions of approval or to conform to Building and Fire Safety Codes, the Zoning Administrator and the Supervisor of Inspections are authorized to approve minor modifications so long as the overall project elements remain unchanged. If they determine that the revision is substantial, the plans must be submitted to the Plan Commission for review and approval.
12. Plans must allow for a WB-50 vehicle to access the site as required by the fire department.
13. Plans must allow for a 24' wide access drive behind the rear of the addition.
14. A dedicated hydrant for FDC and suppression system must be provided as required by the fire department.
15. Obtain necessary permits and approvals from Waukesha County regarding the southeast entrance prior to paving.
16. Trash dumpster enclosure shall be constructed per village standards and plans submitted.
17. No modifications are being made to the landscaping at this time. If modifications are made a plan will need to be submitted for review by the Zoning Administrator.
18. Any future modification to the site such as modification of parking, lighting, grading, retaining walls, fences, etc. shall require Site Plan and Architectural Review.

Attachments

- | | | |
|---------|----------|---------------|
| 1. Maps | 2. Plans | 3. Resolution |
|---------|----------|---------------|

April 11, 2023

Ms. Erin Scharf
Community Planner/Zoning Administrator
Village of Mukwonago
440 River Crest Court
Mukwonago, WI 53149

Re: St. John's Expansion
Preliminary Review Comments

Dear Ms. Scharf:

As requested, we have completed a review of the proposed expansion at the St. John's Lutheran Church and School located at 410 Veterans Way. The original submittal package, which included no storm water documentation, was dated March 20, 2023 and was received in our office on April 3, 2023. A revised submittal package with an updated civil plan dated April 7, 2023 and a storm water management plan (SWMP) dated April, 2023 were received in our office on April 10, 2023.

A SWMP was completed for this site in 2008 and utilized the existing natural kettle on-site as the best management practice for controlling and treating storm water runoff. In 2017, there were additions that were made to the site that required a revision to the SWMP. At the time, the Village recommended that "full build-out" conditions be analyzed to account for any possible future growth at the site. The Village's recommendation was not acted upon and a SWMP was only developed to account for the existing site runoff plus any additional impervious area being added at that time. A storm water maintenance agreement (SWMA) was also developed but never finalized and recorded.

We have reviewed the SWMP dated April, 2023, which is a revision to the approved SWMP from 2017. We have found that the property owner and their Engineer have accounted for the additional proposed impervious area as part of this revision. This review is required by the Village Storm Water Ordinance to determine if early site planning has accounted for the requirements of the Ordinance. The intent is to avoid large changes to developments after the Planning Commission and/or Village Board have approved the concept site plan. We believe, based on review of the submitted documents, that the site can meet the requirements of the Village Ordinance and as such, this letter will serve as the preliminary storm water review letter as detailed in § 34-107(b) of the Village Ordinance.

We have the following preliminary comments regarding the submitted documents:

1. It is recommended that the property owner and their Engineer review the site for any possible future build-out areas and account for them in this SWMP. Determining and modeling the available capacity in the kettle and the equating ultimate impervious surface increase at the site will prevent future revisions to the SWMP as long as any future build-outs fit within the "full build-out" conditions. This will also alleviate any need for future revisions to storm water maintenance agreements which becomes difficult once the agreement is recorded.
2. While the 2008 and 2017 SWMPs did not include any data related to water quality, they mention that all water is contained and infiltrated in the storm events through the 100-year event. This means that the reduction percentages for TSS and Phosphorus will be 100%, however, the Village Ordinance still requires water quality modeling for TSS and Phosphorus and the results need to be included in the SWMP and presented in the narrative in table format.

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St. John's Expansion Preliminary Comments
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3. A SWMA needs to be developed to align with the updated SWMP in the Village's current form. A template can be provided upon request. This SWMA needs to include all updated site maps, water quantity modeling data and water quality modeling data. It is recommended that full build-out conditions be analyzed so this document doesn't have to be modified in the future (see comment #1). The SWMA should be modified to eliminate the reference to Addendum #1 and include Exhibits E and F with the original recorded document.
4. The final SWMP will need to be stamped and signed by a Professional Engineer licensed to practice in the State of Wisconsin.
5. The second paragraph on Page 3 of the SWMP states "...as shown on the proposed Expansion Parking Plan..." which appears to be a carryover from 2017. While a lot of the SWMP is a carryover of the 2017 SWMP with slight modifications for the 2023 proposed work, it should be updated to clearly state and identify what is being considered as part of the 2023 expansion plans.
6. The plans and SWMP should show a breakdown of the impervious and pervious surfaces on the site. If possible, a table showing the respective areas in 2008, 2017, and 2023 would assist plan reviewers of the site in the future for any additions or work at the site. There is some mention of this in the narrative of the SWMP, however, it's not overly clear.
7. It is recommended that a ditch check be added in the swale on the eastern edge of the property, in front of the pipe end section, to prevent sediment from running through the new storm pipe and discharging into the natural kettle.
8. Silt fence is shown on the west edge of the disturbance area, cutting through the slopes of the kettle. This will not be practical to install. It is recommended that erosion logs, properly staked and overlapped be installed further up-slope and closer to the disturbed areas.
9. Pertinent construction details are missing from the plans including, but not limited to, erosion control details, typical pavement details, fire lane typical section, multi-use trail replacement section, and a gate detail for the fire lane.
10. The emergency access drive connection to CTH NN requires Waukesha County Engineering approval and permits. The necessary permits and approvals shall be provided to the Village prior to permits being issued for construction.

If the Planning Commission and the Village Board would choose to approve these documents, we would request that you make approvals subject to a final review and approval of the construction drawings for the requirements of the Department Heads and Village Ordinances.

We also request that the permits to allow construction be withheld until this review is complete, all Department Heads have signed off on all development documents, and a preconstruction meeting is held with pertinent Village and project personnel.

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St. John's Expansion Preliminary Comments
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If you or any other staff member should have any questions regarding this, please feel free to contact me at (262) 542-5733.

Respectfully,

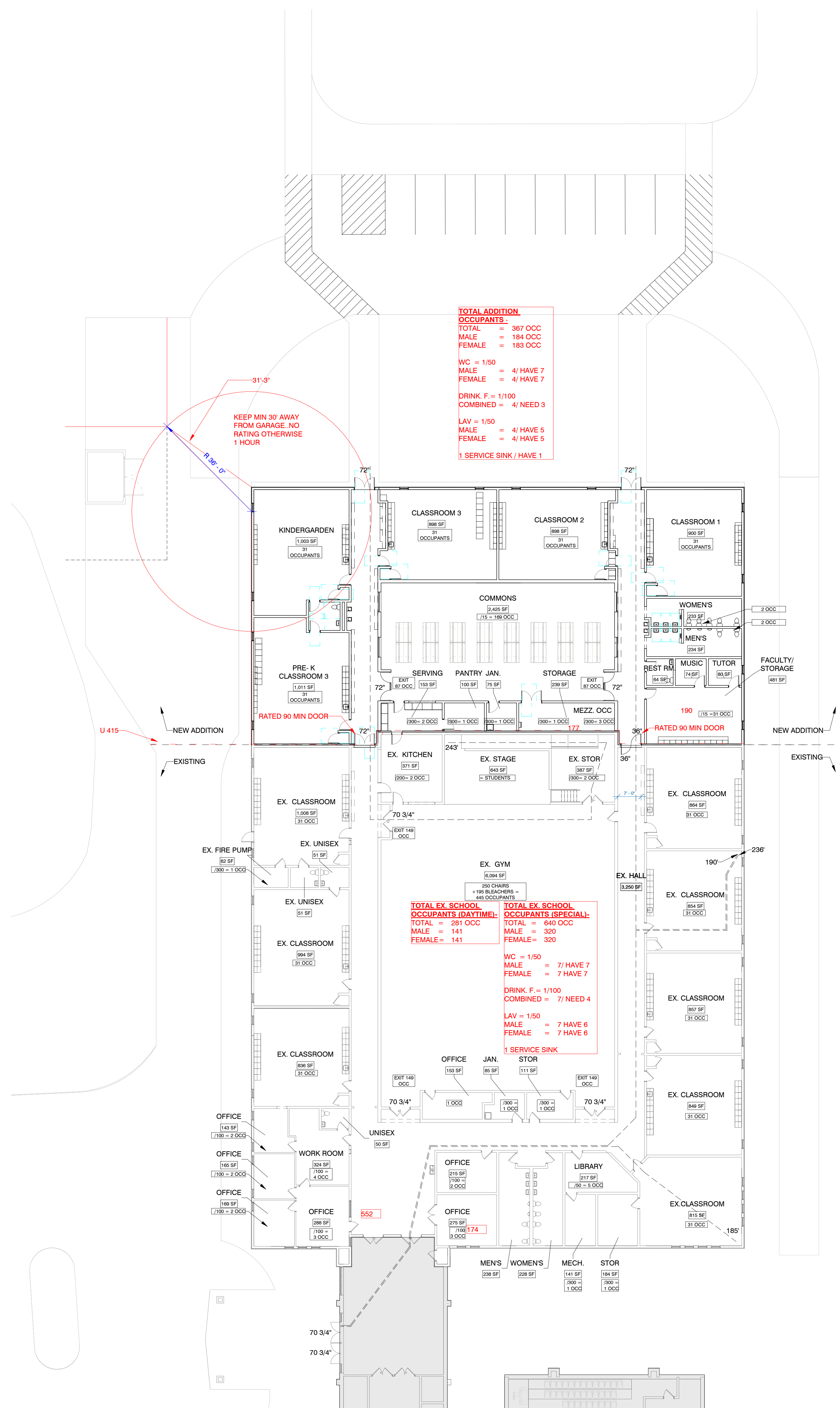
RUEKERT & MIELKE, INC.



Peter W. Gesch, P.E., (WI)
Project Engineer
pgesch@ruekert-mielke.com

PWG:pwg
Enclosure(s)

cc: Ron Bittner, Village of Mukwonago
Wayne Castle, Village of Mukwonago
Tim Rutenbeck, Village of Mukwonago
Corry Eifert, Village of Mukwonago
Chief Stien, Village of Mukwonago



1 FIRST FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"

ASSEMBLY FIRE RATING LEGEND

	NON-RATED ASSEMBLY
	1 HOUR RATED ASSEMBLY
	2 HOUR RATED ASSEMBLY
	3 HOUR RATED ASSEMBLY
	4 HOUR RATED ASSEMBLY



MSI GENERAL CORPORATION
W215 E. WISCONSIN AVE.
NASHOTAH, WI 53058
262.367.3661 | MSIGENERAL.COM

SINGLE SOURCE RESPONSIBILITY™
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MILESTONE ISSUE DATES

OWNER REVIEW:

BUDGET SET: 02/16/2023

PROPOSAL SET:

PLAN COMMISSION SET:

SUBMITTAL FOR PERMIT SET

CONSTRUCTION SET:

RECORD DRAWING SET.

REVISIONS

[illegible]

PROJECT NAME
**ST JOHN'S EV. LUTHERAN
CHURCH & SCHOOL**

PROJECT DESCRIPTION

SCHOOL ADDITION

410 VETERANS WAY

CITY/ STATE / ZIP
MILWAUKEE, WISCONSIN 53214

ALL WORK TO BE COMPLETED AS SHOWN, AND
IN ACCORDANCE WITH THE LATEST EDITION OF
THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT ATF	STRUCTURAL ENGINEER XXX	LANDSCAPE DESIGN XXX
DESIGN ARCHITECT JT	CIVIL ENGINEER JSD	REVIEWED BY JT

SHEET TITLE:
FIRST FLOOR - EGRESS LIFE
SAFETY PLAN

SHEET NUMBER:

G-111

PROJECT NUMBER:

P13433

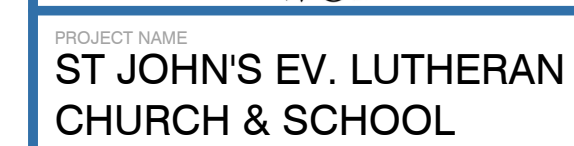
LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS

CONTRACTORS

ARCHITECTSCITY / STATE / ZIP
MUKWONAGO, WISCONSIN 530149

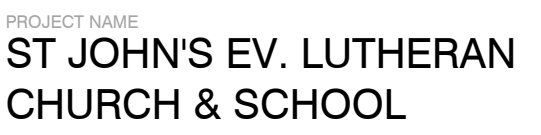
PROJECT ARCHITECT ATF	STRUCTURAL ENGINEER XXX	LANDSCAPE DESIGNER XXX
DESIGN ARCHITECT .IT	CIVIL ENGINEER; .SD	REVIEWED .IT

SHEET NUMBER:

PROJECT NUMBER: P13433

PROJECT NUMBER:
P13433





ALL WORK TO BE COMPLETED AS SHOWN, AND
IN ACCORDANCE WITH THE LATEST EDITION OF
THE MSI GENERAL MASTER SPECIFICATION

SHEET TITLE:
FIRST FLOOR PLAN

P13433

REVISIONS:

[illegible]



SINGLE SOURCE RESPONSIBILITY™
DESIGNING EXCELLENCE. BUILDING TRUST.™

LESTONE ISSUE DATES

OBJECT SET: 02/16/2023

IN COMMISSION SET:

ORD DRAWING SET:

VISIONS:

[illegible]

ST JOHN'S EV. LUTHERAN
CHURCH & SCHOOL

SCHOOL ADDITION

VETERANS WAY

WISCONSIN 53014

WORK TO BE COMPLETED AS SHOWN, AND
ACCORDANCE WITH THE LATEST EDITION OF
THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT ATF	STRUCTURAL ENGINEER XXX	LANDSCAPE DESIGN XXX
DESIGN ARCHITECT JT	CIVIL ENGINEER: JSD	REVIEWED BY JT

MEET TITLE:
DOOF PLAN

SHEET NUMBER: _____

A-103

PROJECT NUMBER: P13433

PROJECT NUMBER: P13433

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS



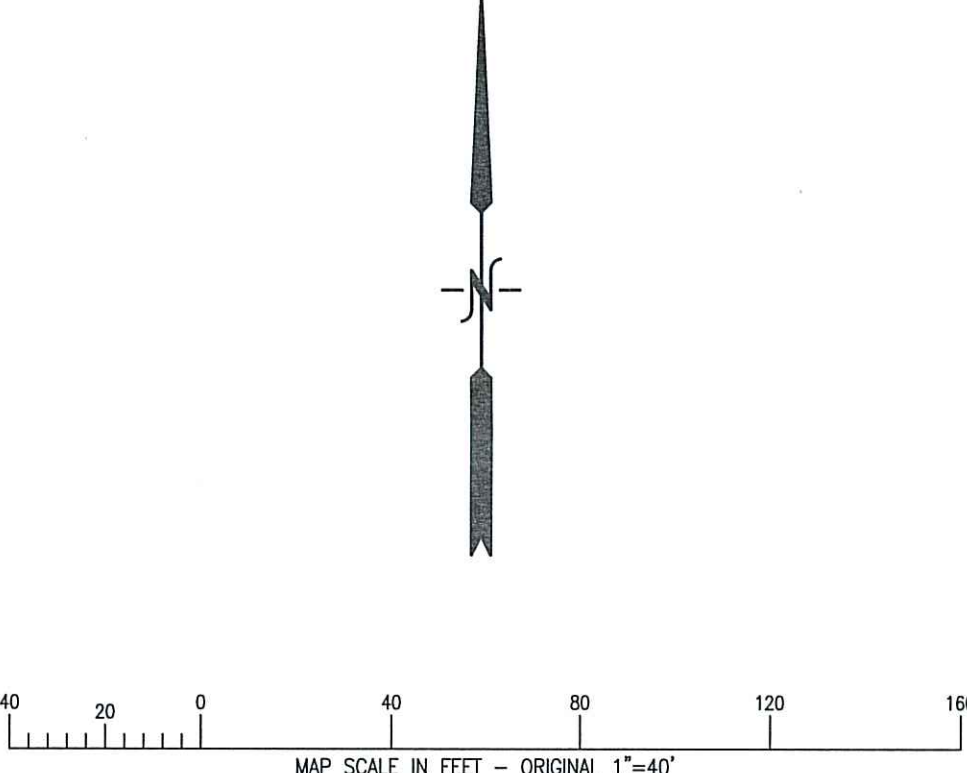
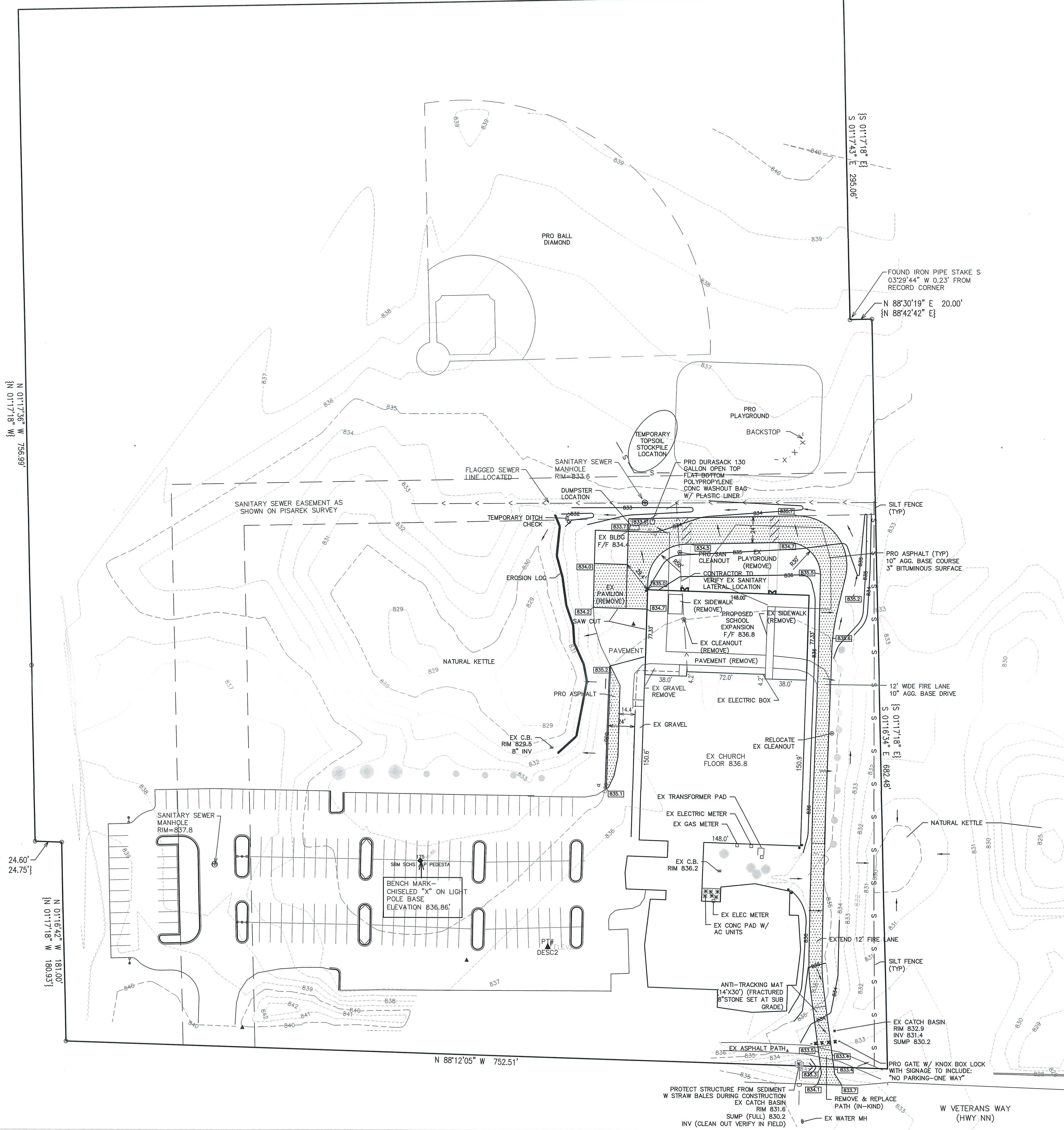
ROOF PLAN

$$1/8'' = 1'-0''$$

PLAT OF SURVEY – SITE, GRADING, DRAINAGE AND EROSION CONTROL PLAN
ST. JOHN'S EVANGELICAL LUTHERAN CHURCH – ADDITION

PART OF THE SW 1/4 SECTION 23, TOWN 5 NORTH, RANGE 18 EAST
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

{N 88°52'53" E
N 88°53'31" E 756.13'}



CONSTRUCTION SEQUENCE

- 1) SILT FENCING INSTALLED
- 2) INSTALL ANTI-TRACKING MAT
- 3) VEGETATION TO BE CLEARED
- 4) TOPSOIL STRIPPED
- 5) UTILITIES CONSTRUCTED
- 6) FOUNDATIONS DUG & POURED
- 7) FOUNDATION BACKFILLED
- 8) CHURCH BUILDING EXPANSION COMPLETED
- 9) DRIVE & LANDSCAPING COMPLETED

ALL SILT FENCING SHALL BE MAINTAINED IN A STABLE CONDITION FULLY BRACED AND STAKED TO PREVENT MOVEMENT BY RUNOFF UNTIL A DENSE TURF IS ESTABLISHED OVER ALL DISTURBED GROUND SURFACES. DURING OR AFTER EVERY STORM THEY SHALL BE CHECKED. ACCUMULATIONS OF SILT TOPSOIL AND ANY OTHER CONSTRUCTION DEBRIS SHALL BE ROUTINELY REMOVED.

ALL SURPLUS TOPSOIL AND EXCAVATED MATERIALS TO BE LOADED AND HAULED OFF SITE AT TIME OF EXCAVATION

AREA TO BE RESTORED WITH IMPORTED SCREENED AND SHREDDED TOPSOIL (MINIMUM 6" DEPTH) AFTER FOUNDATION AND FRAMING AS SOON AS POSSIBLE FOLLOWED WITH GRASS SEEDING AND MULCH. TO SUPPLEMENT RESPREAD OF SALVAGED TOPSOIL

LEGEND

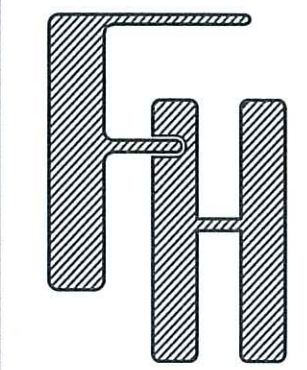
- SPOT ELEVATION
- DIRECTION OF OVERLAND FLOW
- SILT FENCE
- RETAINING WALL
- FOUND IRON PIPE STAKE

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: 4-25-23

CHRISTOPHER A. HODGES P.L.S. S-2760



PLAT OF SURVEY – SGOECP
ST. JOHN EV LUTHERN CHURCH
410 WEST VETERANS WAY
MUKWONAGO, WISCONSIN

WORK ORDERED BY –
MSI GENERAL DESIGN/BUILD
P.O. BOX 7
OCONOMOWOC, WI 53066

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 e-mail: office@farris-hansen.com

REVISIONS
4-2-23-CAH
FIRE LANE
BEHIND BLDG
4-7-23
FIRE LANE
TO HIGHWAY
4-25-23
12" FIRE LANE &
SAVE TREES

PROJECT NO.
9728_23
DATE
3-20-23
SHEET NO.
1 OF 1

**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

PLAN COMMISSION RESOLUTION NO. 2023-05

**A RESOLUTION FOR SITE PLAN AND ARCHITECTURAL REVIEW FOR ST. JOHN'S
LUTHERAN CHURCH AND SCHOOL AT 410 W VETERANS WAY, PARCEL NUMBER
MUKV 1963-996-008**

WHEREAS, pursuant to Section 100-601, and 100-153 of the Zoning Code, an application for a site plan and architectural review has been filed for the approval for an additional and building and site modifications, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by MSI General (Contractor), on behalf of St. John's Lutheran Church and School

WHEREAS, the use is permitted within the R-3 – Single-Family Small Lot Residential in which the subject property is located, and

WHEREAS, the plan of operation and plans have been reviewed and recommended by the Village Plan Commission.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the site plan and architectural review for the addition at 410 W Veterans Way, based upon the plan of operation and plans submitted to the Village.

NOW, THEREFORE, BE IT FURTHER RESOLVED this site plan and architectural review approval shall be subject to the following conditions:

Staff recommends the Planning Commission Conditionally Approve a resolution for the Site Plan and Architectural Review, as set forth in the attached resolution.

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of site construction plans to the Village and receive approval of said plans prior to issuance of any building permits. Plans shall include but are not limited to grading, utilities, utility calculations, erosion control, landscaping, lighting, building architecture, building materials and other plans as required. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
2. Prior to any land-disturbing activity, a pre-construction meeting may be held with the applicant's representatives and primary contractors, and Village department heads and representatives. The applicant representative shall coordinate such meeting.
3. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required.

4. The applicant must obtain all required building permits within nine months of this date, and start construction within six months of the date of building permit issuance and continue in good faith to completion.
5. All work related to this project must comply with all project plans approved by the Village.
6. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.
8. The developer shall comply with comments from Ruekert-Mielke letters regarding stormwater and utilities as well as comments regarding future reviews.
9. A stormwater management maintenance agreement shall be prepared and executed prior to any disturbance of land. A copy of the recorded document shall be provided to the Village.
10. Per Ord. Ord. 45-118(c) requires the applicant to enter into an agreement with the Village to put pavement over easement in rear of addition.
11. If the approved plans need to be revised to address any of the conditions of approval or to conform to Building and Fire Safety Codes, the Zoning Administrator and the Supervisor of Inspections are authorized to approve minor modifications so long as the overall project elements remain unchanged. If they determine that the revision is substantial, the plans must be submitted to the Plan Commission for review and approval.
12. Plans must allow for a WB-50 vehicle to access the site as required by the fire department.
13. Plans must allow for a 24' wide access drive behind the rear of the addition.
14. A dedicated hydrant for FDC and suppression system must be provided as required by the fire department.
15. Obtain necessary permits and approvals from Waukesha County regarding the southeast entrance prior to paving.
16. Trash dumpster enclosure shall be constructed per village standards and plans submitted.
17. No modifications are being made to the landscaping at this time. If modifications are made a plan will need to be submitted for review by the Zoning Administrator.
18. Any future modification to the site such as modification of parking, lighting, grading, retaining walls, fences, etc. shall require Site Plan and Architectural Review.

NOW THEREFORE BE IT RESOLVED, that the Village of Mukwonago,
Approved and Adopted this 9th day of May 2023 by the Village Board of the Village of Mukwonago,
Wisconsin.

APPROVED:

Fred H. Winchowky, Village President

ATTESTATION:

Linda Gourdoux, WCMC
Deputy Clerk-Treasurer



PLANNING COMMISSION

May 9, 2023 at 6:30pm
Mukwonago, WI

SITE PLAN AND ARCHITECTURAL REVIEW

305 Eagle Lake Ave
Parcel Number: MUKV 1974-922

Case Summary

Parcel Data

Proposal:	Planters and Hoop House
Applicant:	Mukwonago Food Pantry
Request:	Site Plan and Architectural Review
Staff Recommendation:	Approve with Conditions

Parcel Characteristics / Conditions

Acreage:	1.0323
Current Use:	Food Pantry Offices and Outreach Services
Proposed Use:	Food Pantry Offices and Outreach Services
Reason for Request:	Site improvements Architectural Review Approval
Land Use Classification:	Office
Zoning Classification:	B-1 Neighborhood Business District
Census Tract:	2039.01

Site Plan and Architectural Review Request

The Mukwonago Food Pantry recently took occupancy of this space to expand their offices and outreach services. The office space for social services, provides computer and internet for those area residents who can't afford or simply don't have access to. Energy services, backpacks for school year-round, information to other non-profits. Benefiting the whole community. This project is important for them to cut costs and improve access to fresh food for their clients. So many of their clients have health issues that will be aided by greater access to fresh foods. The hoop house is contingent on them receiving a Waukesha County Block Grant for 2024.

Architectural/ Site Review Site Modifications

The applicant is seeking approval for the following:

- Hoop House (Green House)
- 8 Raised Planters
- 2 Picnic Tables

Utilities	No modifications at this time.
Stormwater Management	No modifications at this time.
Wetlands	None
Signage	No modifications at this time.
Parking	No modifications at this time.
Landscaping	Raised Planters, Picnic Tables, & Future Hoop House
Trash Enclosure	No modifications at this time.
Fencing	No modifications at this time.
Outdoor Lighting	No modifications at this time.
Misc. Performance Standards	None

Staff Review

Engineering	No concerns at this time
Public Works	No concerns at this time
Utilities	No concerns at this time
Police	No concerns at this time
Fire	No concerns at this time
Building Inspection	No concerns at this time
Planning	Staff has no concerns at this time.

Recommendation

Site Plan and Architectural Review

Staff recommends the Planning Commission Approve a resolution for the Site Plan and Architectural Review, as set forth in the attached resolution.

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Village planner. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
2. The applicant must obtain all required zoning and building permits within nine months of this date and start construction within six months of the date of zoning/building permit issuance and continue in good faith to completion.
3. All work related to this project must comply with all project plans approved by the Village.
4. The developer must comply with all requirements related to impact fees imposed by the Village.
5. The developer shall comply with all parts of the Municipal Code as it relates to this project.
6. If the approved plans need to be revised to address any of the conditions of approval or to conform to Building and Fire Safety Codes, the Zoning Administrator and the Supervisor of Inspections are authorized to approve minor modifications so long as the overall project elements remain unchanged. If they determine that the revision is substantial, the plans must be submitted to the Plan Commission for review and approval.
7. Any future modification as required by ordinance, standards, or policy shall require an update to this site plan and architectural review.

Attachments

1. Site Plan
2. Picture of Planters
3. MFP Brochure
4. Resolution

Our Mission

To provide food and support to individuals and their families and facilitate their development.

No one in our community should sacrifice nutrition. Everyone deserves the dignity of healthy and wholesome food.



Contact us at:
mukwonagofoodpantry@yahoo.com
 or by calling 262-363-3452



Social Services Building
 305 Eagle Lake Ave.
 Mukwonago, WI

The office space in this building will help us meet more of our clients needs. Connecting clients with additional resources they need to thrive.

Mukwonago Food Pantry is a 501(c)3 non-profit charity. Donations to our organization are tax deductible.

Mukwonago Food Pantry Vision 2025

Planning our future and how best to serve our community.



Visit our website at
www.mukwonagofoodpantry.org



2023

Growing vegetables and some fruits will help us save money and provide highly nutritious foods.

Many of our clients have health issues that will be helped by greater access to fresh vegetables.



2024

By building a hoop house, we will be able to expand our growing season significantly into cold weather months.

Hoop houses will allow us to grow more food, like kale, spinach, carrots, beets, and radish.



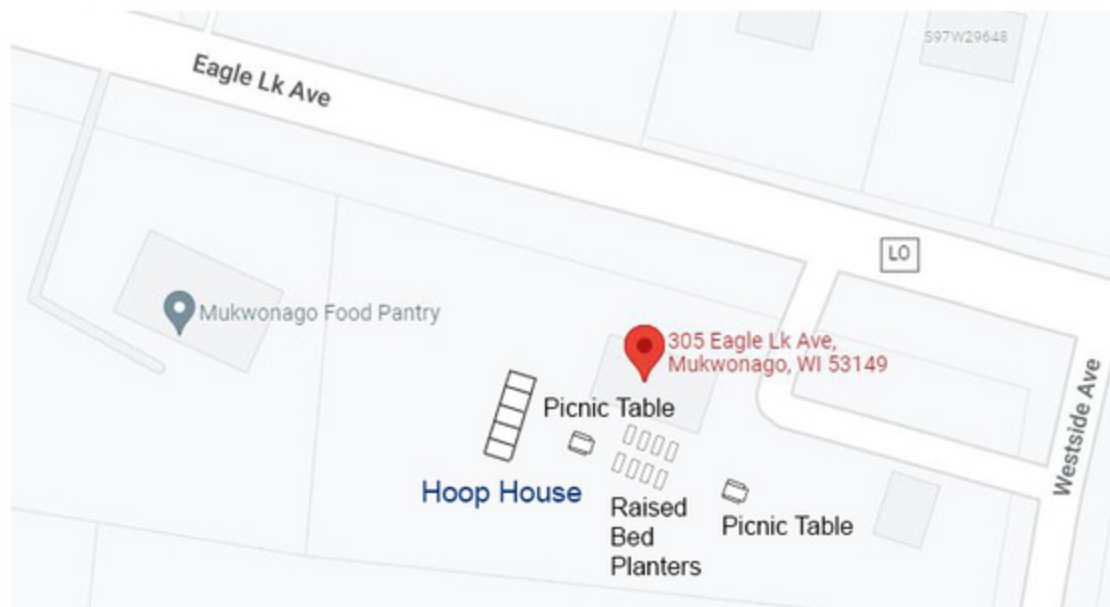
2025

The food pantry building needs more space for our vital work and needs to add a food preparation kitchen to better serve our clients needs.

With a prep kitchen we can teach food preparation, canning, and create ready to eat meals.







**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

PLAN COMMISSION RESOLUTION NO. 2023-06

**A RESOLUTION FOR SITE PLAN AND ARCHITECTURAL REVIEW FOR MUKWONAGO
FOOD PANTRY AT 305 EAGLE LAKE AVE, PARCEL NUMBER MUKV 1974-922**

WHEREAS, pursuant to Section 100-601, and 100-153 of the Zoning Code, an application for a site plan and architectural review has been filed for the approval for an additional and building and site modifications, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by Mukwonago Food Pantry

WHEREAS, the use is permitted within the B-1 – Neighborhood Business in which the subject property is located, and

WHEREAS, the plan of operation and plans have been reviewed and recommended by the Village Plan Commission.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the site plan and architectural review for the addition at 305 Eagle Lake Ave, based upon the plan of operation and plans submitted to the Village.

NOW, THEREFORE, BE IT FURTHER RESOLVED this site plan and architectural review approval shall be subject to the following conditions:

Staff recommends the Planning Commission Conditionally Approve a resolution for the Site Plan and Architectural Review, as set forth in the attached resolution.

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Village planner. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
2. The applicant must obtain all required zoning and building permits within nine months of this date and start construction within six months of the date of zoning/building permit issuance and continue in good faith to completion.
3. All work related to this project must comply with all project plans approved by the Village.
4. The developer must comply with all requirements related to impact fees imposed by the Village.
5. The developer shall comply with all parts of the Municipal Code as it relates to this project.
6. If the approved plans need to be revised to address any of the conditions of approval or to conform to Building and Fire Safety Codes, the Zoning Administrator and the Supervisor of Inspections are authorized to approve minor modifications so long as the overall project elements remain unchanged. If they determine that the revision is substantial, the plans must be submitted to the Plan Commission for review and approval.
7. Any future modification as required by ordinance, standards, or policy shall require an update to this site plan and architectural review.

NOW THEREFORE BE IT RESOLVED, that the Village of Mukwonago,
Approved an Adopted this 9th day of May 2023 by the Village Board of the Village of Mukwonago,
Wisconsin.

APPROVED:

Fred H. Winchowky, Village President

ATTESTATION:

Linda Gourdoux, WCMC
Deputy Clerk-Treasurer



PLANNING COMMISSION

May 9, 2023 at 6:30pm
Mukwonago, WI

SITE PLAN AND ARCHITECTURAL REVIEW

710 and 712 Main Street
Parcel Number: MUKV 1976-208-009

Case Summary

Parcel Data

Proposal:	Site Improvements
Applicant:	Campbell Construction/Harjinder Khasria
Request:	Site Plan and Architectural Review
Staff Recommendation:	Conditionally Approve

Parcel Characteristics / Conditions

Acreage:	0.834
Current Use:	Gas Station / Convenience Store / Class A Combination Establishment License
Proposed Use:	Gas Station / Convenience Store / Class A Combination Establishment License
Reason for Request:	Site Plan and Architectural Review Approval
Land Use Classification:	Historic Residential – 12,000 Sq. Ft.
Zoning Classification:	B-1 Neighborhood Business District / Village Center – Multi-purpose Perimeter.
Census Tract:	2039.01

Site Plan and Architectural Review Request

In January of 2021, a review and approval was completed by the Plan Commission and some of the work was completed. The applicant is modifying the exterior of the property and expanding the current footprint to relocate the bathrooms and remodel the convenience store. Their services will remain the same.

Architectural/ Site Review Site Modifications

The applicant is seeking approval for the following:

- Village Pumper façade modifications
- Small addition at the rear of the pumper store side.
- Additional new lighting and refurbish old light poles.
- Landscaping compliance with original approvals in 2021.
- Adjust parking in front, add parking in rear, and add parking stops.

	• Bollards • Dumpster Enclosure modifications
Utilities	No modifications at this time.
Stormwater Management	No modifications at this time.
Wetlands	None
Signage	No modifications at this time.
Parking	No modifications at this time.
Landscaping	No modifications at this time.
Trash Enclosure	No modifications at this time.
Fencing	No modifications at this time.
Outdoor Lighting	Existing light poles to be modified and add new pole lights in some areas.
Misc. Performance Standards	None

Staff Review

Engineering	No concerns at this time
Public Works	No concerns at this time
Utilities	No concerns at this time
Police	No concerns at this time
Fire	No concerns at this time
Building Inspection	No concerns at this time
Planning	Staff has the following comments: • Staff is concerned with the existing light poles on the south and east side of the parking lot being refurbished instead of replaced/removed (photo attached). • New light poles are being replaced with shepherd hook style-NE/E/S. • Remove cement mini jersey barricades around perimeter and in front of sign. • General clean up of the outdoor storage (i.e. ice boxes, wood, propane, salt, etc.) • Reminder that 25% of the windows may have signage. Other temporary signage on the bollards and gas pump areas are not permitted. Applicant acknowledged. • Waiving 25% masonry requirement as it was not enforced with the Village Liquor façade improvements and would not look cohesive.

Recommendation

Site Plan and Architectural Review

Staff recommends the Planning Commission Conditionally Approve a resolution for the Site Plan and Architectural Review, as set forth in the attached resolution.

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Village Planner. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.

2. Prior to any land-disturbing activity, a pre-construction meeting must be held with the applicant's representatives and primary contractors, and the Village Inspections Department.
3. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required.
4. The applicant must obtain all required zoning and building permits (state and local approvals) within nine months of this date and start construction within six months of the date of zoning/building permit issuance and continue in good faith to completion.
5. All work related to this project must comply with all project plans approved by the Village.
6. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.
8. If the approved plans need to be revised to address any of the conditions of approval or to conform to Building and Fire Safety Codes, the Zoning Administrator and the Supervisor of Inspections are authorized to approve minor modifications so long as the overall project elements remain unchanged. If they determine that the revision is substantial, the plans must be submitted to the Plan Commission for review and approval.
9. Existing fence to be repaired and maintained.
10. The dumpster enclosure to be constructed as approved per revised plan submitted on 4/21/23.
11. The planting area in the NW corner of the property shall have the concrete removed. Retaining walls shall not be more than 1 ft from grade. The retaining wall material shall be approved by the Planner. The specifics of the plantings shall be provided prior to permits and approved by the planner. Plantings shall be maintained at 3 feet from grade. 1 additional tree added.
12. Existing trees shall be maintained.
13. Cement barricades to be removed in and around premise. Replace with bollards to protect gas meter, etc.
14. Parking stops to be added along the side and rear property parking stalls.
15. New light poles to be shepherd hook style per plan submittal. Replacement/removal of existing poles to be worked out with staff.
16. Applicant to work with staff to determine location for outdoor storage to declutter the site/front of building.
17. Any future modification as required by ordinance, standards, or policy shall require an update to this site plan and architectural review.

Attachments

- | | | | |
|---------|----------|-------------------------|---------------|
| 1. Maps | 2. Plans | 3. Ex. Light Pole Photo | 4. Resolution |
|---------|----------|-------------------------|---------------|

MUKWONAGO VILLAGE PLAZA

VILLAGE PUMPER

710 Main Street, Mukwonago, WI, 53149

DRAWING INDEX:

- SP-1 SITE PLAN, DRAWING INDEX
- SP-2 LANDSCAPE PLAN
- SP-3 DUMPSTER ENCLOSURE PLAN & ELEVATIONS
- SP-4 SITE LIGHTING PLAN
- S-1 FOUNDATION PLAN (REMODEL), FOUNDATION DETAILS
- S-2 ROOF FRAMING PLAN (REMODEL)

DRAWING INDEX: (CONTINUED)

- A-1 MAIN FLOOR PLAN (REMODEL)
- A-1.1 MAIN FLOOR PLAN (REMODEL W/ DEMO)
- A-2 ROOF PLAN (REMODEL)
- A-3 ELEVATIONS (REMODEL)
- A-4 ELEVATION (REMODEL)
- A-5 WALL SECTION, ADA BATH DETAILS
- D-1 MAIN FLOOR PLAN (DEMO)
- AB-1 MAIN FLOOR PLAN (AS-BUILT)
- AB-2 UPPER FLOOR PLAN (AS-BUILT)
- AB-3 ROOF PLAN (AS-BUILT)
- AB-4 ELEVATIONS (AS-BUILT)
- AB-5 ELEVATION (AS-BUILT)
- AB-6 BUILDING SECTION

PROJECT DESCRIPTION:

REMODEL OF EXISTING CONVENIENCE STORE / GAS STATION. ADDITION TO INCLUDE ACCESSIBLE BATHROOMS AND STORAGE. SITE IMPROVEMENTS TO INCLUDE THE FOLLOWING:
1) ADD LANDSCAPING BETWEEN DRIVEWAYS AND ON THE NORTHWEST CORNER OF THE PROPERTY. ADD TREE AT NORTHEAST CORNER.
2) ADD PAVEMENT AT NORTH DRIVEWAY TO ASSIST WITH FUEL TRUCK TURNING RADIUS.
3) SHIFT PARKING STALLS ON WEST SIDE OF PROPERTY FOR ACCESS TO NEW ENTRY DOOR.
4) ADD PARKING STOPS AT SOUTH SIDE OF PROPERTY.

PROJECT DESCRIPTION: (CONTINUED)

5) ADD BOLLARDS AT WEST SIDE OF EXISTING CONVENIENCE STORE / GAS STATION, SOUTH SIDE OF LIQUOR STORE, AND ON EAST CORNERS OF ADDITION.
6) REMOVE EXISTING AIR / VAC. MACHINE AND RE-LOCATE TO THE EAST SIDE OF PROPERTY.
7) NEW ELECTRIC VEHICLE CHARGING STATION AT EAST SIDE OF PROPERTY.
8) NEW DUMPSTER ENCLOSURE AT SOUTHEAST OF PROPERTY.
9) REMOVE EXISTING LIGHT POLES AT SOUTH AND EAST OF PROPERTY.
10) NEW LIGHT POLES AT EAST, NORTHEAST, AND SOUTH OF PROPERTY.

BUILDING INFORMATION:

CONSTRUCTION TYPE:	TYPE VB
BUILDING FOOTPRINT (TOTAL):	6,692 S.F.
BUILDING FOOTPRINT (EXISTING):	6,360 S.F.
ALTERED AREA:	1,560 S.F.
PROPOSED ADDITION	332 S.F.
NO. OF FLOORS:	1
OCCUPANCY GROUP:	M / S-1
SPRINKLERED:	NONE
SOIL BEARING	3,000 psf ASSUMED

ALL DRAWINGS ARE
1/2 SCALE SHOWN

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

PRELIMINARY NOT
FOR CONSTRUCTION

MAIN STREET

ANDREWS STREET

MUKWONAGO VILLAGE PLAZA
VILLAGE PUMPER
710 Main St
Mukwonago, WI

DRAWING NAMES

SITE PLAN
DRAWING INDEX

REVISIONS

PROJECT DATA

DATE: 4/21/2023
DRAWN BY: C.J.
CHECKED BY: P.W.

SHEET NO.

SP-1

PLANTING SCHEDULE

TYPE	DESCRIPTION	PLANTING SIZE	MATURE SIZE	QUANTITY
A	EXISTING TREES TO REMAIN (PROTECT AND RETAIN)			
B	FLOWERING CRAB 'RADIANT'	6-8'H	10' DIA	1
C	TAXUS 'TAUNTON'	18-24'H	4' DIA	12
D	DWARF SPIREA 'FROEBELI'	15-18'H	3' DIA	17

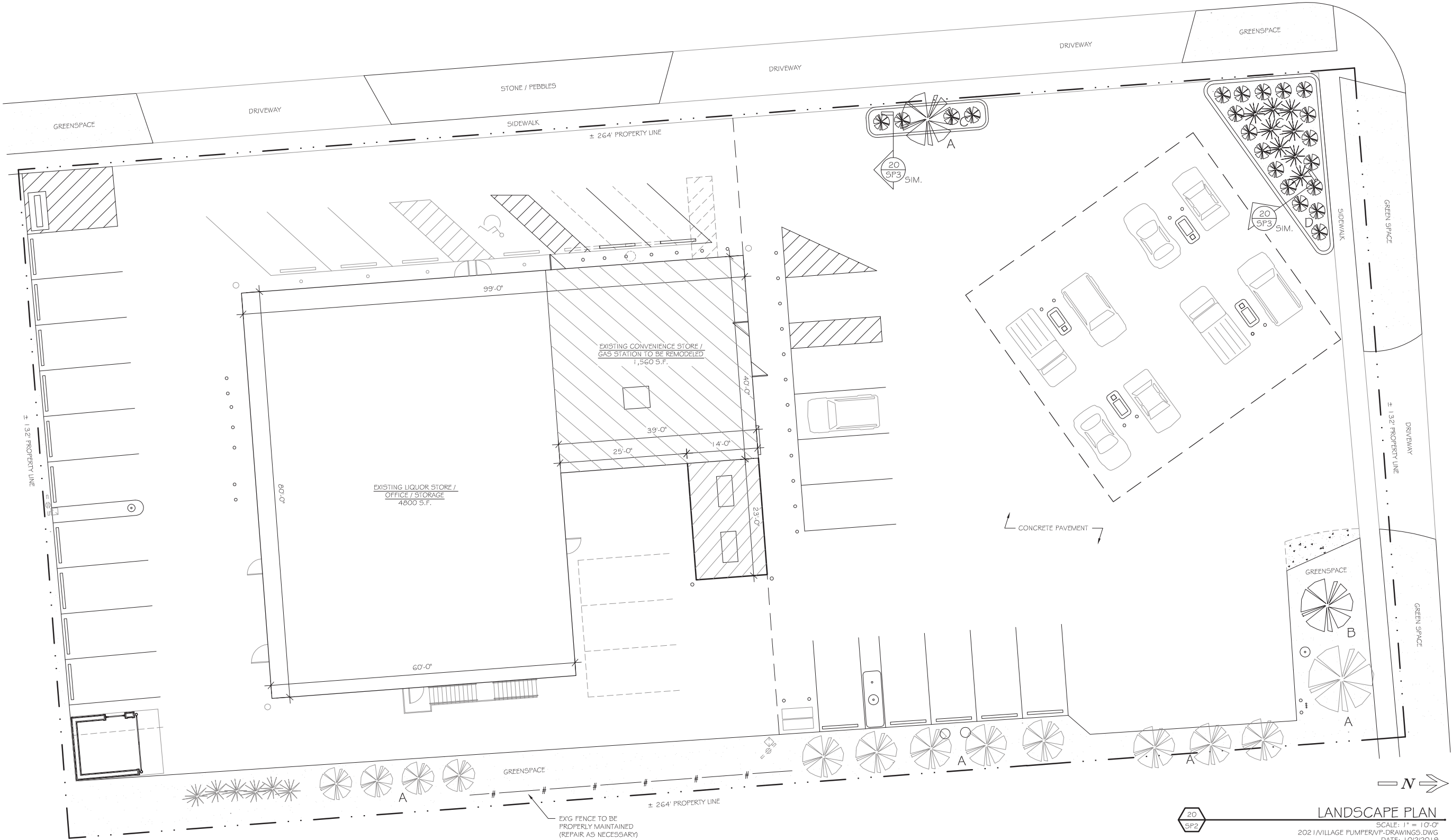
SITE INFORMATION:

SITE AREA:	± 34970 S.F. (± 0.80 ACRE)
IMPERMEABLE SURFACE AREA:	± 31355 S.F. (± 89.7%)
GREEN SPACE AREA:	± 3615 S.F. (± 10.3%)

ALL DRAWINGS ARE
1/2 SCALE SHOWN

VERIFY ALL CONDITIONS AND DIMENSIONS ON
THE JOB AND NOTIFY THE DESIGN ALLIANCE
ARCHITECTS, INC. OF ANY DISCREPANCIES
PRIOR TO START.

PRELIMINARY NOT
FOR CONSTRUCTION



MUKWONAGO VILLAGE PLAZA
VILLAGE PUMPER
710 Main St
Mukwonago, WI

DRAWING NAMES

LANDSCAPE PLAN

REVISIONS

PROJECT DATA

DATE: 4/21/2023
DRAWN BY: C.J.
CHECKED BY: P.W.

SHEET NO.

SP-2

Design
Alliance
Architects, Inc.

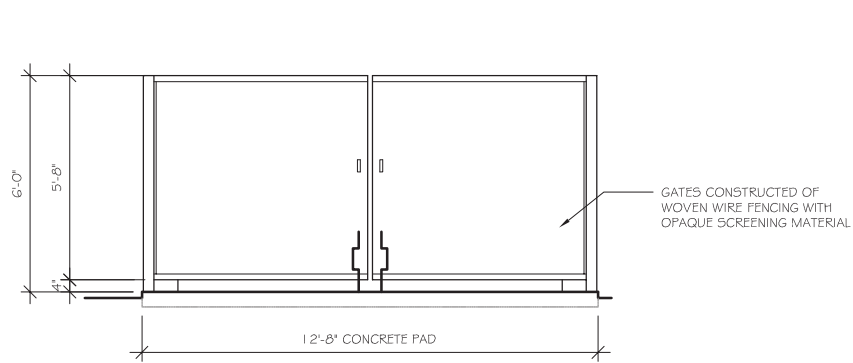
1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3404

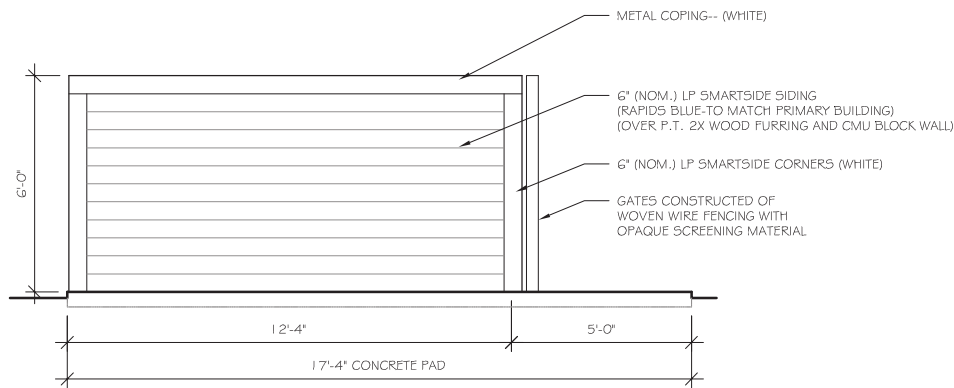
20
SP2

LANDSCAPE PLAN

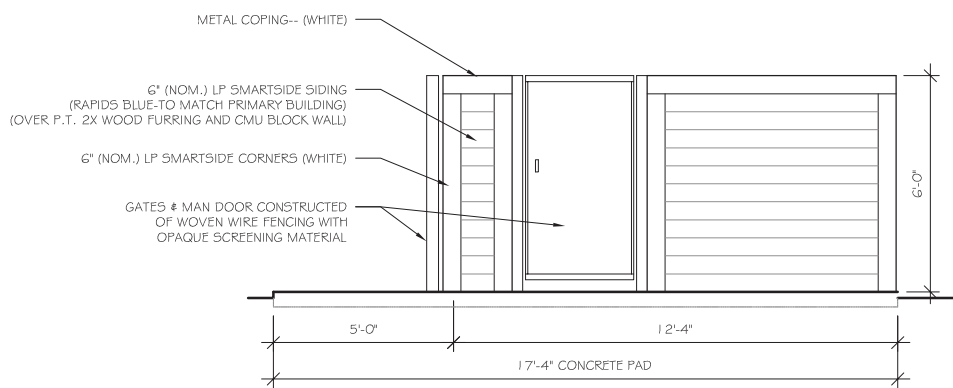
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2021/VILLAGE PUMPER/VP-DRAWINGS.DWG
DATE: 10/2/2019



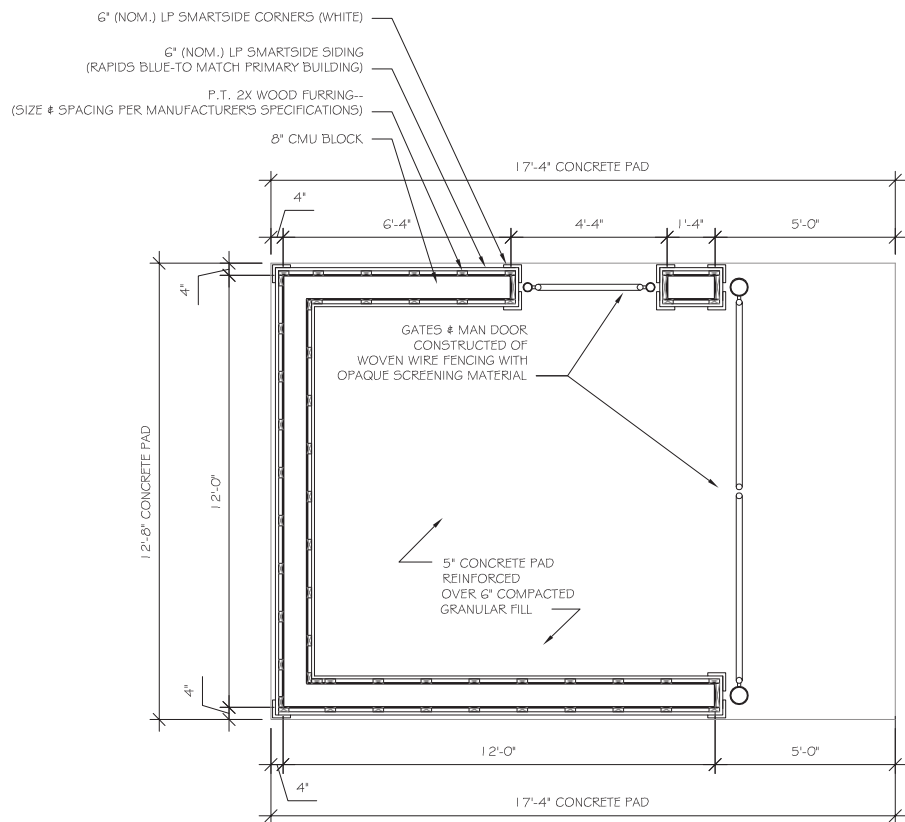
3
SP3 DUMPSTER ENCLOSURE FRONT ELEVATION
SCALE: 3/8" = 1'-0"
2019/VILLAGE PUMPER/VP-DRAWINGS.DWG
DATE: 1/21/2020



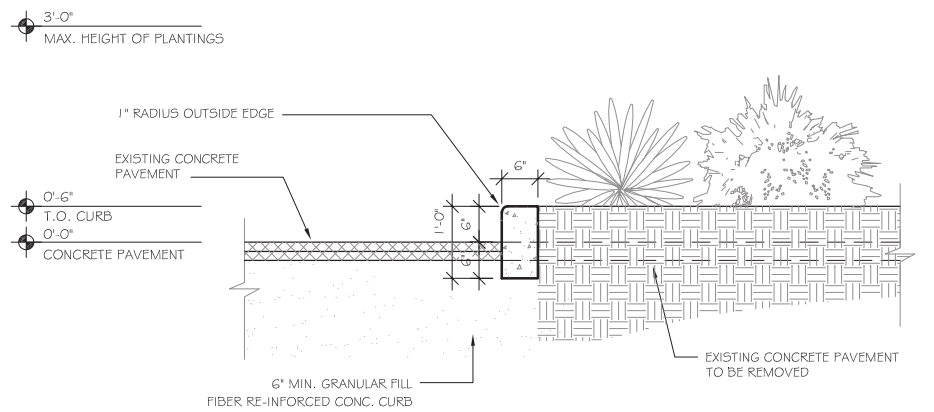
5
SP3 DUMPSTER ENCLOSURE SIDE ELEVATION (SOUTH)
SCALE: 3/8" = 1'-0"
2019/VILLAGE PUMPER/VP-DRAWINGS.DWG
DATE: 1/21/2020



6
SP3 DUMPSTER ENCLOSURE SIDE ELEVATION (NORTH)
SCALE: 3/8" = 1'-0"
2019/VILLAGE PUMPER/VP-DRAWINGS.DWG
DATE: 1/21/2020



10
SP3 DUMPSTER ENCLOSURE PLAN
SCALE: 3/8" = 1'-0"
2019/VILLAGE PUMPER/VP-DRAWINGS.DWG
DATE: 1/21/2020



20
SP3 CURB & PLANTER SECTION
SCALE: 3/4" = 1'-0"
2021/VILLAGE PUMPER/VP-DRAWINGS.DWG
DATE: 10/2/2019

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

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MUKWONAGO Village Plaza

VILLAGE PUMPER

710 Main St

Mukwonago, WI

DRAWING NAMES	
DUMPSTER ENCLOSURE	
PLAN & ELEVATIONS	
CURB & PLANTER SECTION	
REVISIONS	
PROJECT DATA	
DATE:	4/21/2023
DRAWN BY:	C.J.
CHECKED BY:	P.W.
SHEET NO.	
SP-3	

48

Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	A		3	SIGNIFY CANADA LTD	DMS55-55W48LED3K-G3-LE4A-HS	Domus LED pendant - large (DMS5x), 48 LED's, 3000K CCT, TYPE LE4A-HS OPTIC, Globe Lens with House-side Shield	1	5583	0.87	53.6	 Max: 3401cd

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.5 fc	2.1 fc	0.0 fc	N/A	N/A



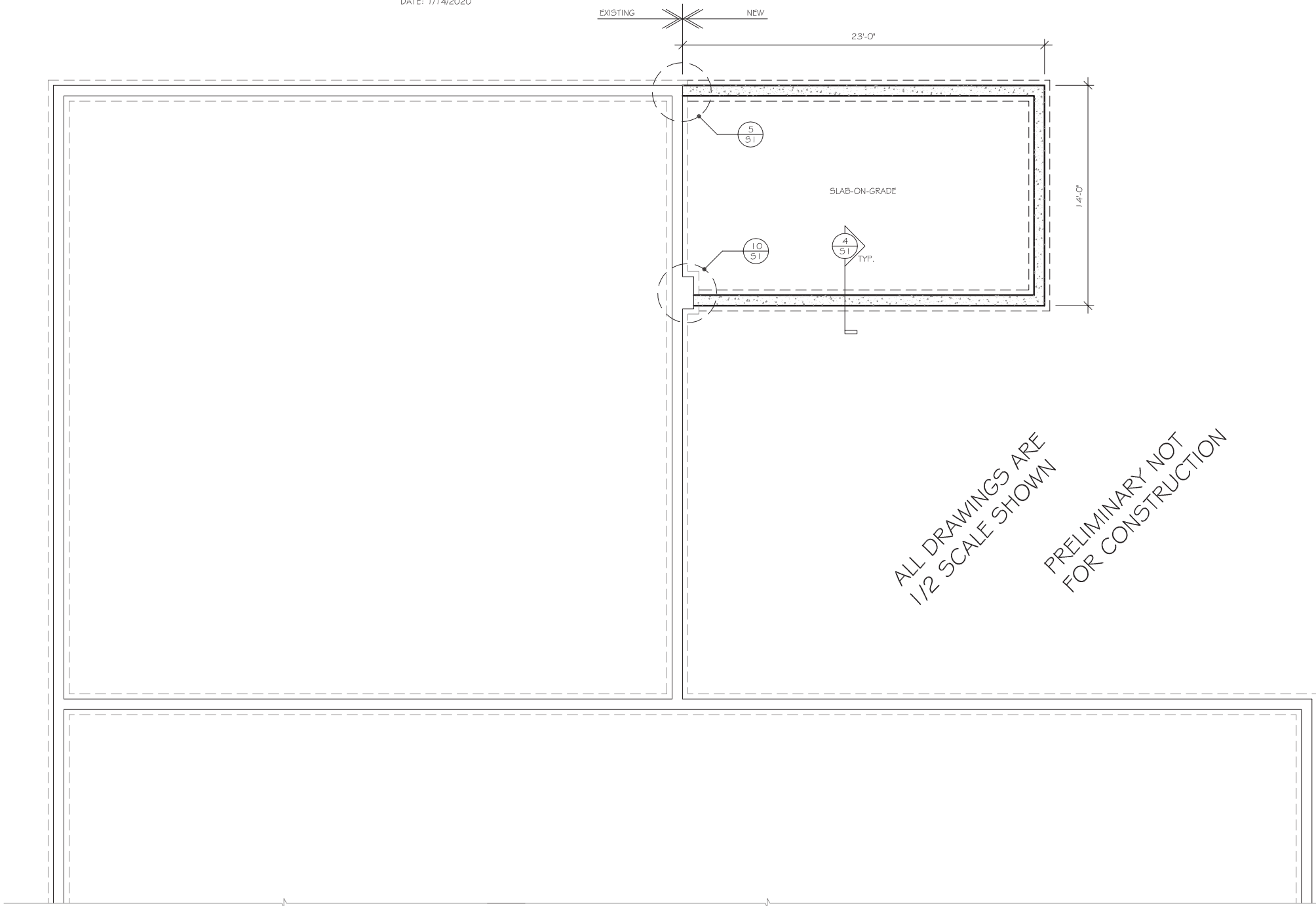
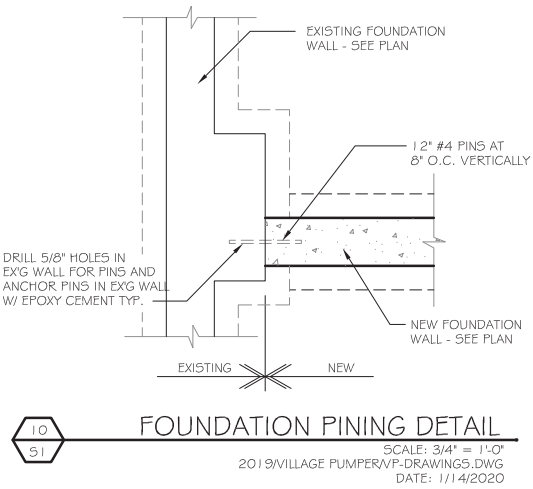
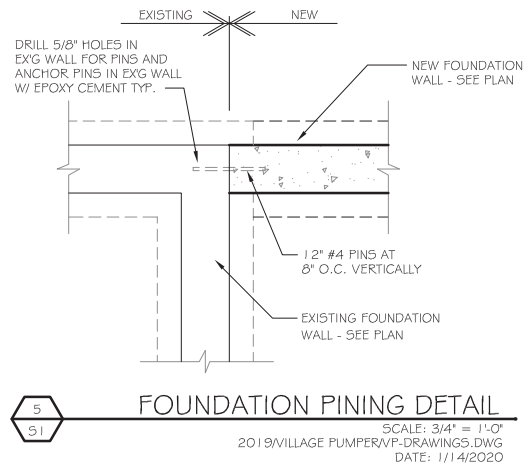
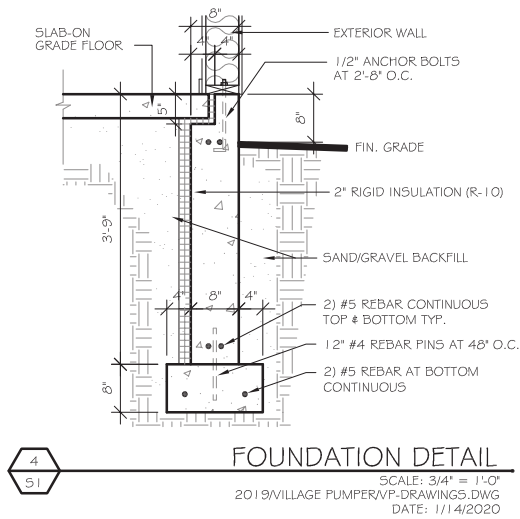
POLE LIGHTING PLAN
Scale: N.T.S.
Date: August 2, 2021

MUKWONAGO VILLAGE PLAZA
VILLAGE PUMPER
710 Main Street
Mukwonago, WI

apDesign
Alliance Architects, Inc.
1037 Madison Avenue
Fort Madison, WI
(903) 563-3404

Designer
CL
Date
08/03/2021
Scale
Not to Scale
Revision No.
4) 4/20/2023
Summary

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



MUKWONAGO Village Plaza
VILLAGE PUMPER
710 Main St
Mukwanago, WI

DRAWING NAMES

FOUNDATION PLAN
FOUNDATION DETAILS

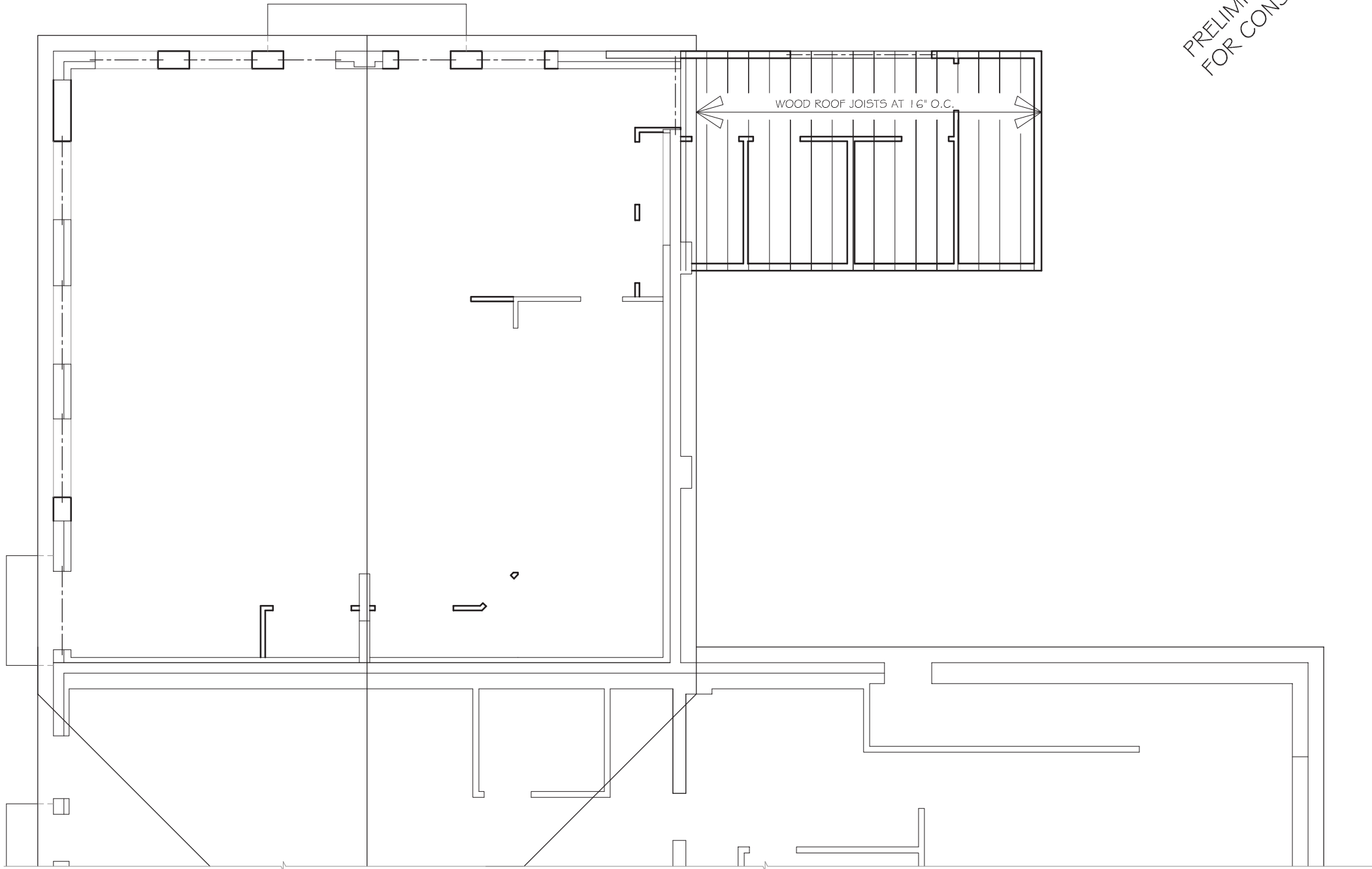
REVISIONS

PROJECT DATA

DATE: 4/21/2023
DRAWN BY: C.J.
CHECKED BY: P.W.

SHEET NO.

S-1



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DRAWING NAMES

ROOF FRAMING PLAN (REMODEL)

REVISIONS

PROJECT DATA

DATE: 4/21/2023
DRAWN BY: C.J.
CHECKED BY: P.W.

SHEET NO.

S-2

MUKWONAGO Village Plaza
VILLAGE PUMPER
710 Main St
Mukwonago, WI

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WINDOW NOTES:

1. "STORE FRONT", THERMALLY BROKEN, DOUBLE-PANE, LOW-E, U-VALUE .48 OR BETTER

DOOR NOTES:

1. ALL DOORS TO RECEIVE ADA COMPLIANT "LEVER" DOOR HANDLES
2. "STORE FRONT" DOORS TO HAVE U-VALUE OF .60 OR BETTER
3. SAFETY GLAZING IS REQUIRED IN ALL DOORS THAT CONTAIN WINDOWS

DOOR / WINDOW NOTES

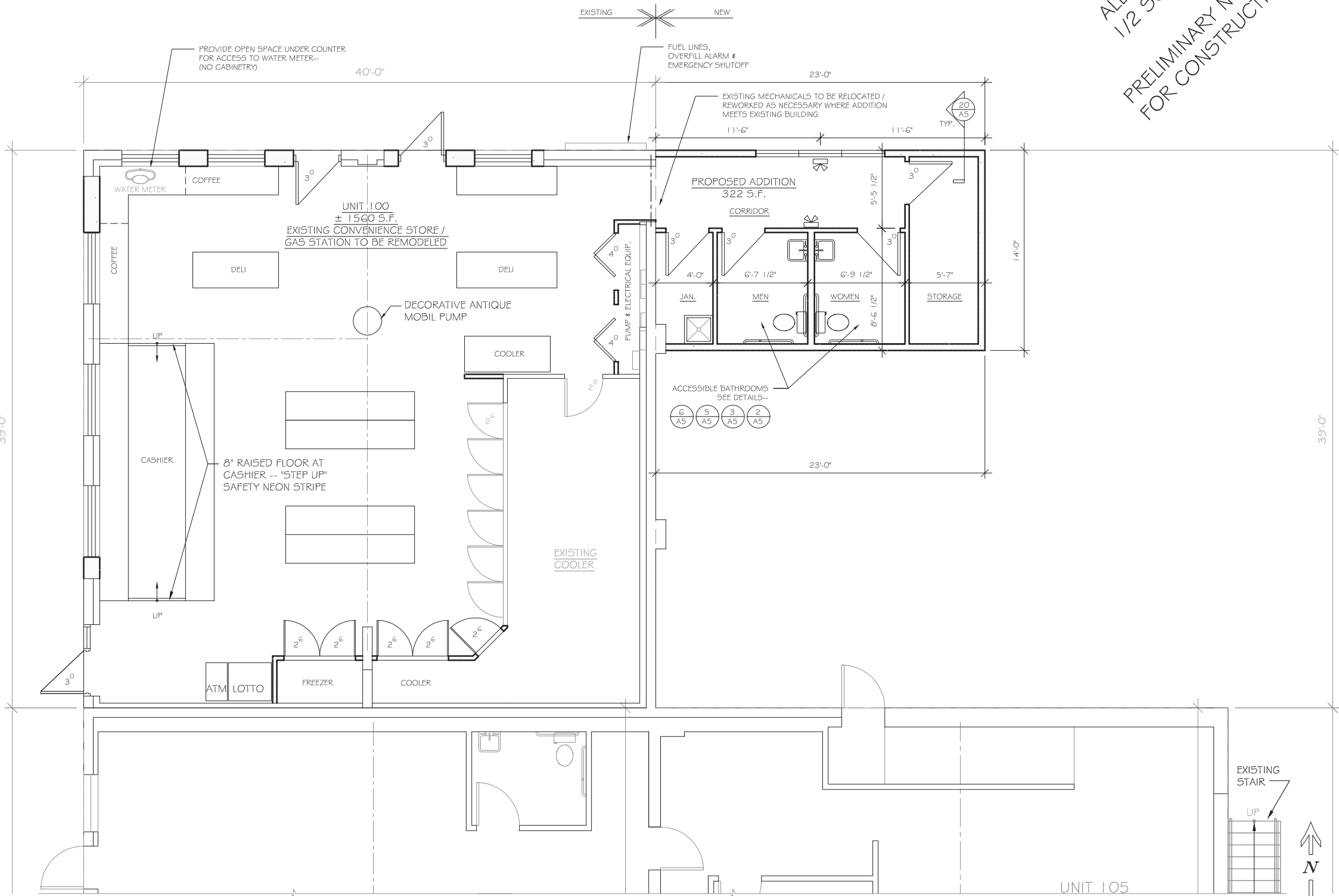
SCALE: N.T.S.
2021/VILLAGE PUMPER/VP-DRAWINGS.DWG
DATE: 1/21/2020

LEGEND:

- NEW DOOR WITH ADA COMPLIANT LEVER HANDLE
- EXISTING DOOR TO REMAIN -- REPLACE DOOR KNOB WITH ADA COMPLIANT LEVER HANDLE
- EXISTING DOOR TO BE REMOVED
- 2x WOOD STUDS AT 16" O.C. WITH DRYWALL ON EACH SIDE AT INTERIOR WALLS AND DRYWALL 4" O.S.B. AT EXTERIOR WALLS
- EXISTING WALL
- EXISTING WALLS TO BE REMOVED
- EXISTING ILLUMINATED EXIT SIGN WITH EMERGENCY LIGHTS AND 90 MINUTE MIN. BATTERY BACK-UP, TYP.
- NEW APPROVED ILLUMINATED EXIT SIGN WITH EMERGENCY LIGHTS AND 90 MINUTE MIN. BATTERY BACK-UP, TYP.
- APPROVED EMERGENCY LIGHTING WITH 90 MINUTE MIN. BATTERY BACK-UP, TYP. -- SEE EGRESS LIGHTING PLAN SHEET EM-1
- PROVIDE FIRE EXTINGUISHERS - CONFIRM REQUIREMENTS WITH LOCAL FIRE INSPECTOR

LEGEND

SCALE: N.T.S.
2021/VILLAGE PUMPER/VP-DRAWINGS.DWG
DATE: 10/2/2019



MAIN FLOOR PLAN (REMODEL)

SCALE: 1/4" = 1'-0"
2021/VILLAGE PUMPER/VP-DRAWINGS.DWG
DATE: 10/2/2019

MUKWONAGO Village Plaza
VILLAGE PUMPER
710 Main St
Mukwonago, WI

DRAWING NAMES

MAIN FLOOR PLAN (REMODEL)
LEGEND
DOOR/WINDOW NOTES

REVISIONS

PROJECT DATA

DATE: 4/21/2023
DRAWN BY: C.J.
CHECKED BY: P.W.

SHEET NO.

A-1

Design Alliance Architects, Inc.

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MUKWONAGO Village Plaza
VILLAGE PUMPER
710 Main St
Mukwanago, WI

MAIN FLOOR PLAN (REMODEL) W/ DEMO

LEGEND

DOOR/WINDOW NOTES

SHEET NO

A-1.1 53

(920) 563-3404

1. "STORE FRONT", THERMALLY BROKEN,
DOUBLE-PANE, LOW-E, U-VALUE
.48 OR BETTER

1. ALL DOORS TO RECEIVE ADA COMPLIANT "LEVER" DOOR HANDLES
2. "STORE FRONT" DOORS TO HAVE U-VALUE OF .60 OR BETTER
3. SAFETY GLAZING IS REQUIRED IN ALL DOORS THAT CONTAIN WINDOWS

SCALE: N.T.S.
DRAWINGS.DWG
DATE: 1/21/2020

NEW DOOR WITH ADA
COMPLIANT LEVER HANDLE

EXISTING DOOR TO REMAIN
-- REPLACE DOOR KNOB
WITH ADA COMPLIANT
LEVER HANDLE

EXISTING DOOR TO BE REMOVED

2x WOOD STUDS AT 16" O.C. WITH
DRYWALL ON EACH SIDE AT INTERIOR
WALLS AND DRYWALL & O.S.B. AT
EXTERIOR WALLS

EXISTING WALL

.....

EXISTING WALLS TO
BE REMOVED

EXISTING ILLUMINATED EXIT SIGN WITH
EMERGENCY LIGHTS AND 90 MINUTE MIN.
BATTERY BACK-UP, TYP.

NEW APPROVED ILLUMINATED EXIT SIGN
WITH EMERGENCY LIGHTS AND 90 MINUTE
MIN. BATTERY BACK-UP, TYP.



APPROVED EMERGENCY LIGHTING WITH 90
MINUTE MIN. BATTERY BACK-UP, TYP. --
SEE EGRESS LIGHTING PLAN SHEET EM-1

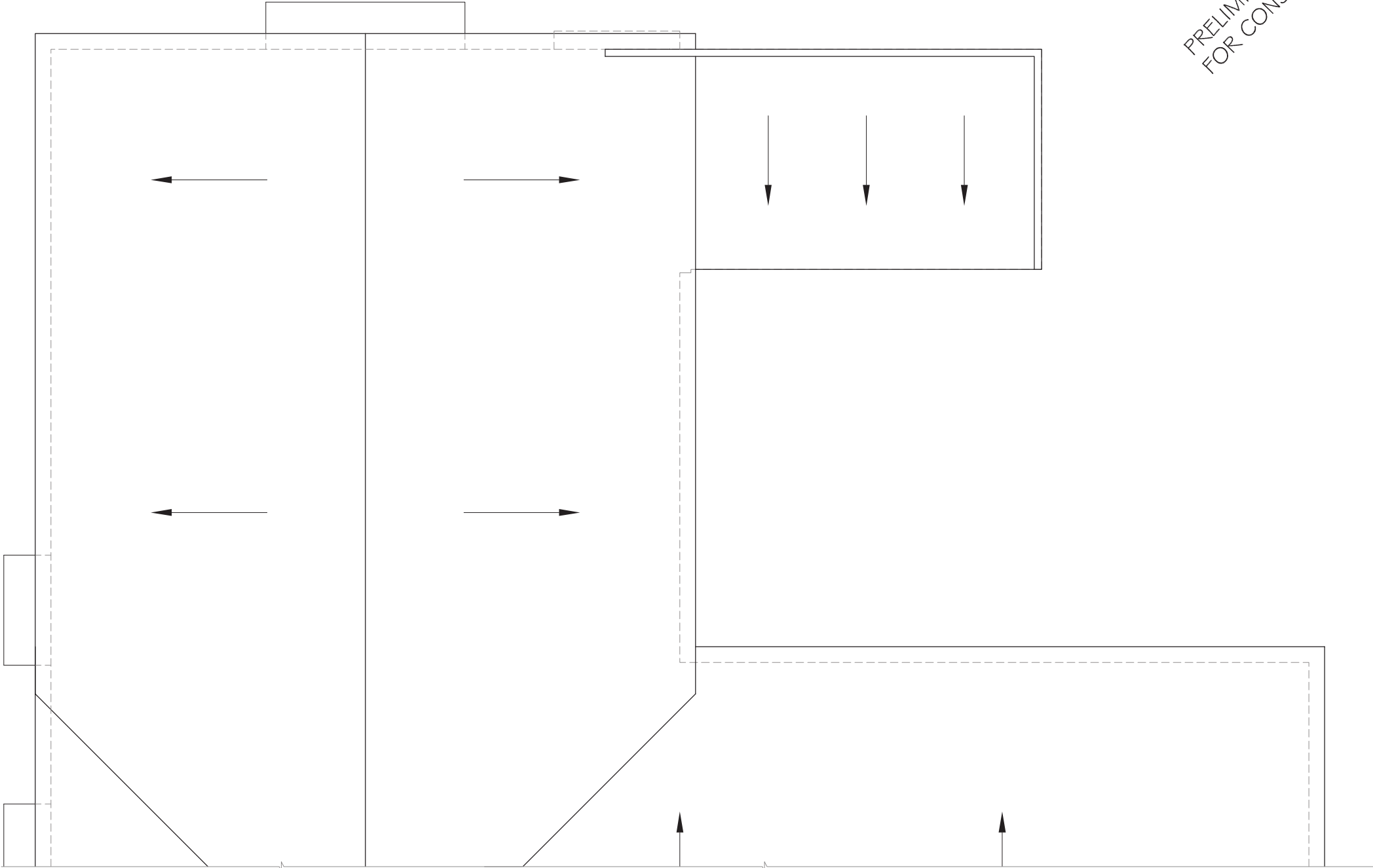
FF $\oplus$

PROVIDE FIRE EXTINGUISHERS -
CONFIRM REQUIREMENTS WITH
LOCAL FIRE INSPECTOR

SCALE: N.T.S.
DRAWINGS.DWG
DATE: 10/2/2019

SCALE: 1/4" = 1'-0"
2021/VILLAGE PUMPER/VP-DRAWINGS.DWG
DATE: 10/2/2019

SCALE: 1/4" = 1'-0"
PER/VP-DRAWINGS.DWG
DATE: 10/2/2019



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20
A2

ROOF PLAN (REMODEL)

SCALE: 1/4" = 1'-0"
2021/VILLAGE PUMPER/VF-DRAWINGS.DWG
DATE: 10/2/2019



MUKWONAGO Village Plaza
VILLAGE PUMPER
710 Main St
Mukwonago, WI

DRAWING NAMES

ROOF PLAN (REMODEL)

REVISIONS

PROJECT DATA

DATE: 4/21/2023
DRAWN BY: C.J.
CHECKED BY: P.W.

SHEET NO.

A-2

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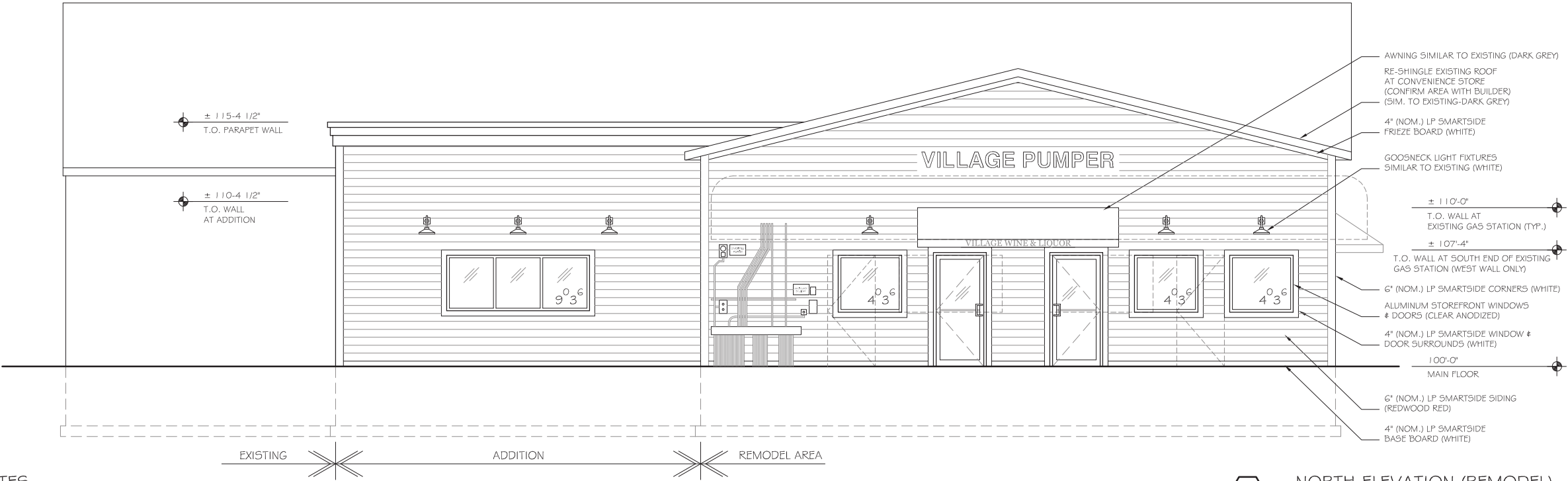
VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

WINDOW NOTES:

1. "STORE FRONT", THERMALLY BROKEN, DOUBLE-PANE, LOW-E, U-VALUE .48 OR BETTER

DOOR NOTES:

1. ALL DOORS TO RECEIVE ADA COMPLIANT "LEVER" DOOR HANDELS
2. "STORE FRONT" DOORS TO HAVE U-VALUE OF .60 OR BETTER
3. SAFETY GLAZING IS REQUIRED IN ALL DOORS THAT CONTAIN WINDOWS



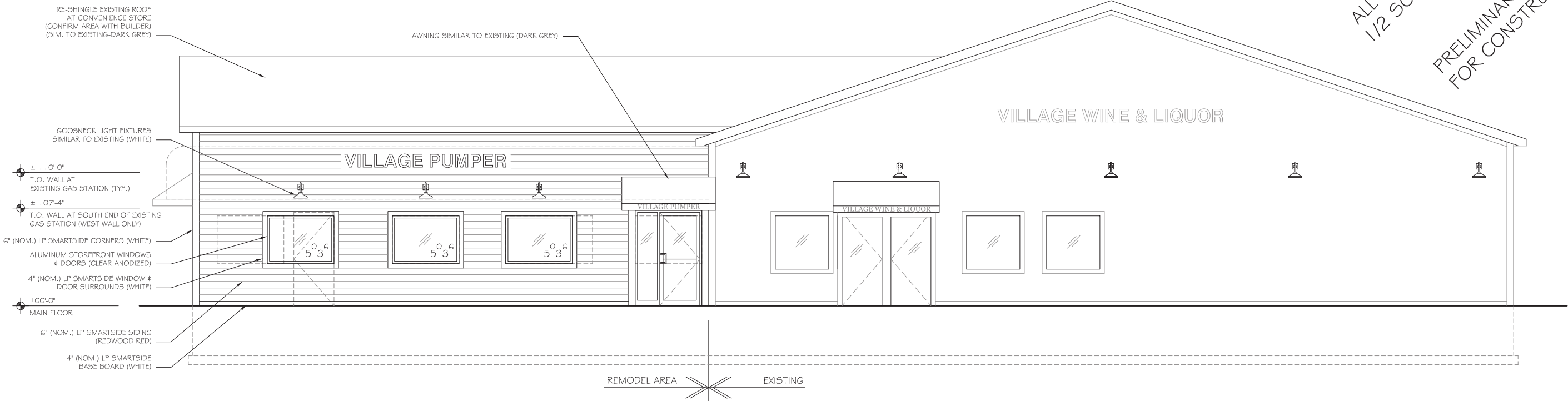
NORTH ELEVATION (REMODEL)

SCALE: 1/4" = 1'-0"
2021/VILLAGE PUMPER/VP-DRAWINGS.DWG
DATE: 10/2/2019

ALL DRAWINGS ARE
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FOR CONSTRUCTION

DOOR / WINDOW NOTES

SCALE: N.T.S.
2021/VILLAGE PUMPER/VP-DRAWINGS.DWG
DATE: 1/21/2020



WEST ELEVATION (REMODEL)

SCALE: 1/4" = 1'-0"
2021/VILLAGE PUMPER/VP-DRAWINGS.DWG
DATE: 10/2/2019

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1003 Madison Avenue
Fort Atkinson, WI

MUKWONAGO Village Plaza
VILLAGE PUMPER
710 Main St
Mukwonago, WI

DRAWING NAMES

ELEVATIONS (REMODEL)
DOOR/WINDOW NOTES

REVISIONS

PROJECT DATA

DATE: 4/21/2023
DRAWN BY: C.J.
CHECKED BY: P.W.

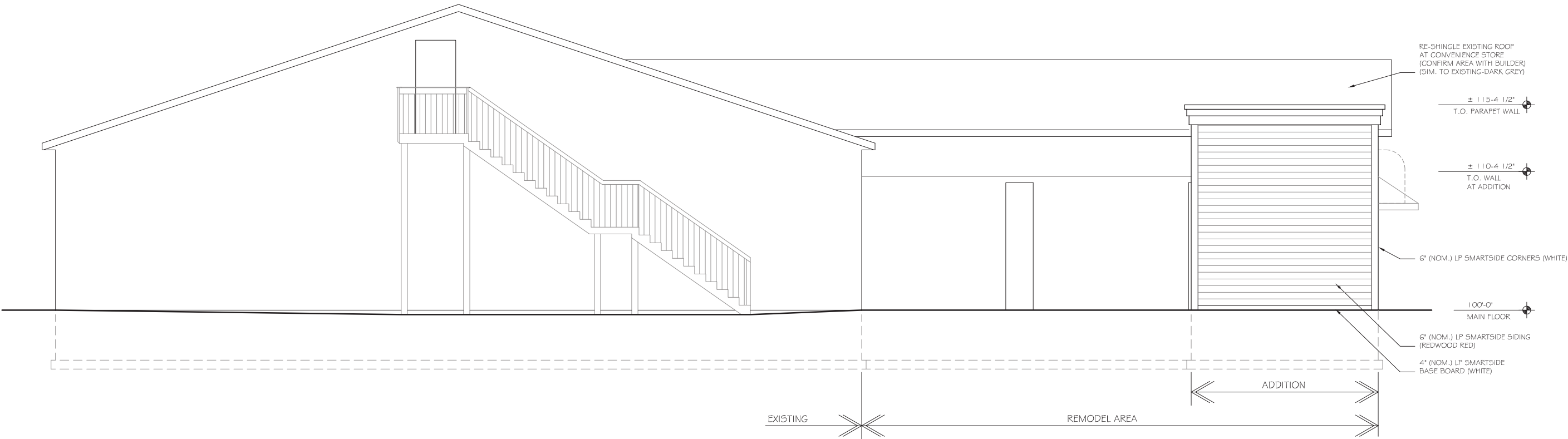
SHEET NO.

A-3

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE
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PRELIMINARY NOT
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20
A4

EAST ELEVATION (REMODEL)

SCALE: 1/4" = 1'-0"
2021/VILLAGE PUMPER/VF-DRAWINGS.DWG
DATE: 10/2/2019

MUKWONAGO Village Plaza
VILLAGE PUMPER
710 Main St
Mukwonago, WI

DRAWING NAMES

ELEVATIONS (REMODEL)

REVISIONS

PROJECT DATA

DATE: 4/21/2023

DRAWN BY: C.J.

CHECKED BY: P.W.

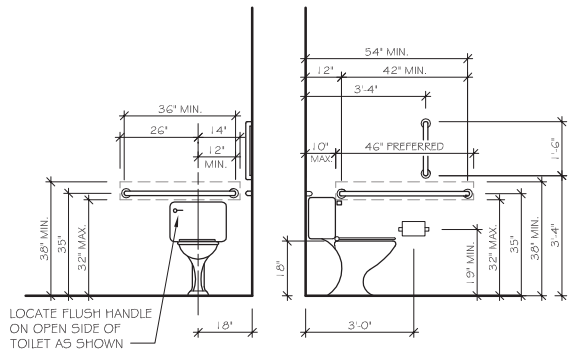
SHEET NO.

A-4

Design
Alliance
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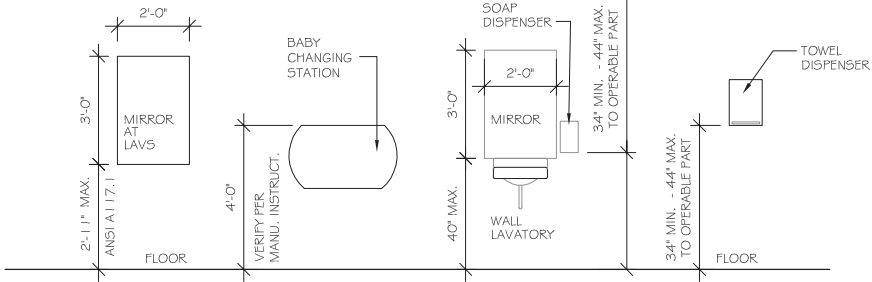
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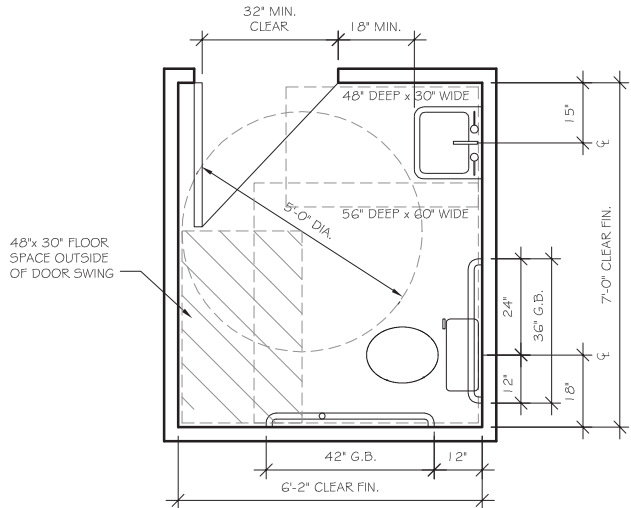
ADA COMPLIANT
TOILET ELEVATIONS

SCALE: 3/8" = 1'-0"
2019/VILLAGE PUMPER/VP-DRAWINGS.DWG
DATE: 1/14/2020



ADA COMPLIANT
MOUNTING HEIGHTS

SCALE: 3/8" = 1'-0"
2019/VILLAGE PUMPER/VP-DRAWINGS.DWG
DATE: 1/14/2020



CLEAR FLOOR SPACE AT FIXTURES
60" X 56" AT WATER CLOSET
30" X 48" AT LAVATORY
60" DIAMETER TURNING SPACE

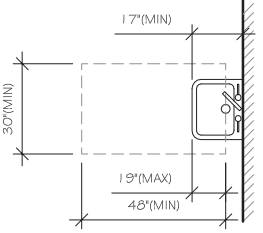
BATHROOM FINISH NOTES:
FLOOR AND WALLS TO A HEIGHT OF 6"
ABOVE FLOOR TO BE FINISHED WITH A
MATERIAL IMPERVIOUS TO WATER.

WALLS AND CEILINGS TO BE COMPLETELY
COVERED WITH A SMOOTH, NONABSORBENT
MATERIAL AND BE OF LIGHT COLOR TO
IMPROVE ILLUMINATION AND FACILITATE
CLEANING.

PROVIDE H.C. ACCESSIBLE FAUCETS.

WATER SUPPLY AND DRAIN PIPES UNDER
SINK SHALL BE INSULATED TO PREVENT
CONTACT.

ADA COMPLIANT FAUCET HANDLES,
INSULATED DRAIN AND HOT WATER
PIPING REQUIRED



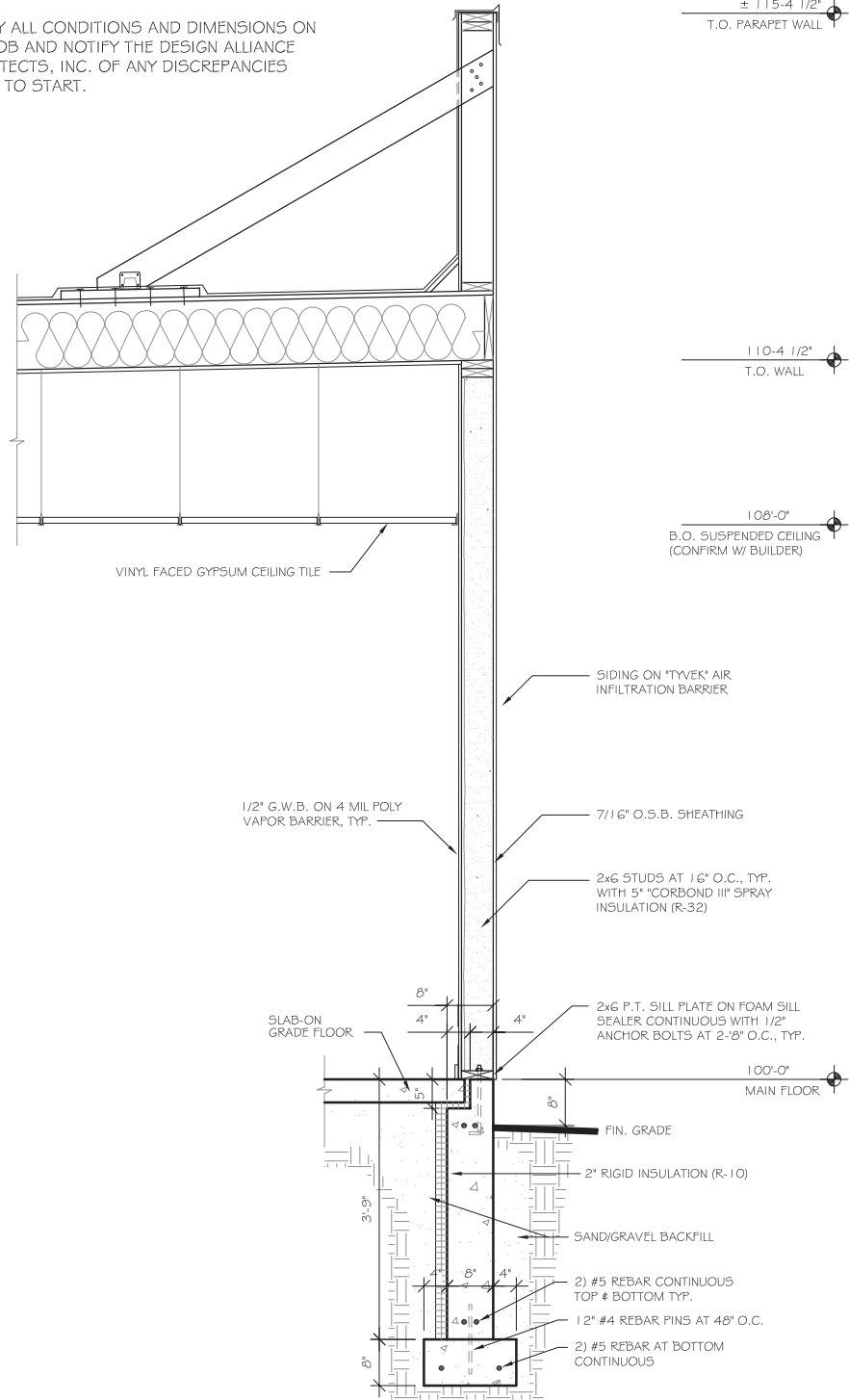
ADA COMPLIANT
LAVATORY PLAN & ELEVATION

SCALE: 3/8" = 1'-0"
2019/VILLAGE PUMPER/VP-DRAWINGS.DWG
DATE: 1/14/2020

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PRIOR TO START.



WALL SECTION

SCALE: 3/4" = 1'-0"
2019/VILLAGE PUMPER/VP-DRAWINGS.DWG
DATE: 1/14/2020

MUKWONAGO Village Plaza
VILLAGE PUMPER
710 Main St
Mukwonago, WI

DRAWING NAMES

ADA BATH DETAILS
WALL SECTION

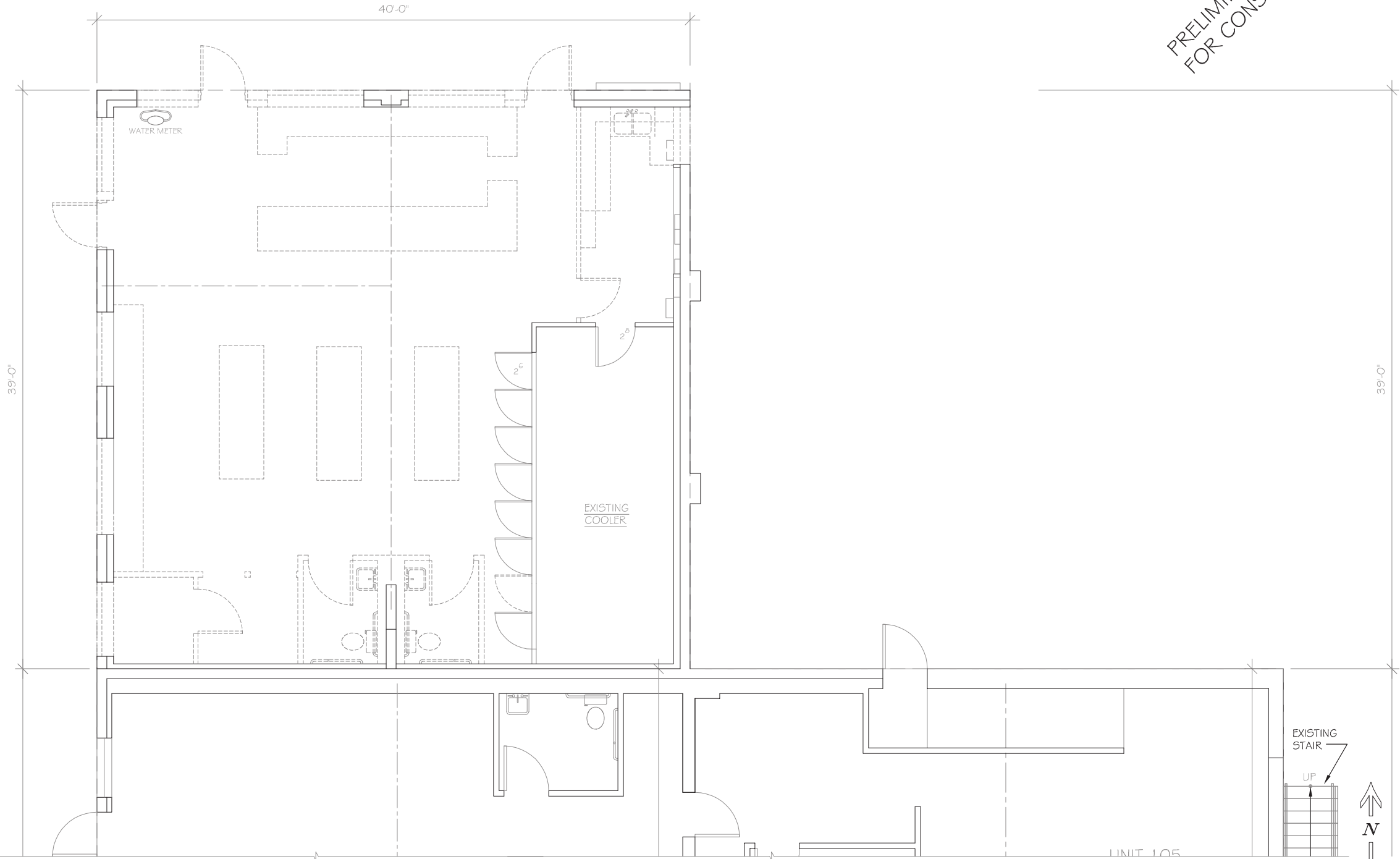
REVISIONS

PROJECT DATA

DATE: 4/21/2023
DRAWN BY: C.J.
CHECKED BY: P.W.

SHEET NO.

A-5



VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE
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20
D1

MAIN FLOOR PLAN (DEMO)

SCALE: 1/4" = 1'-0"
2021/VILLAGE PUMPER/VF-DRAWINGS.DWG
DATE: 10/2/2019

MUKWONAGO Village Plaza
VILLAGE PUMPER
710 Main St
Mukwonago, WI

DRAWING NAMES

MAIN FLOOR PLAN (DEMO)

REVISIONS

PROJECT DATA

DATE: 4/21/2023

DRAWN BY: C.J.

CHECKED BY: P.W.

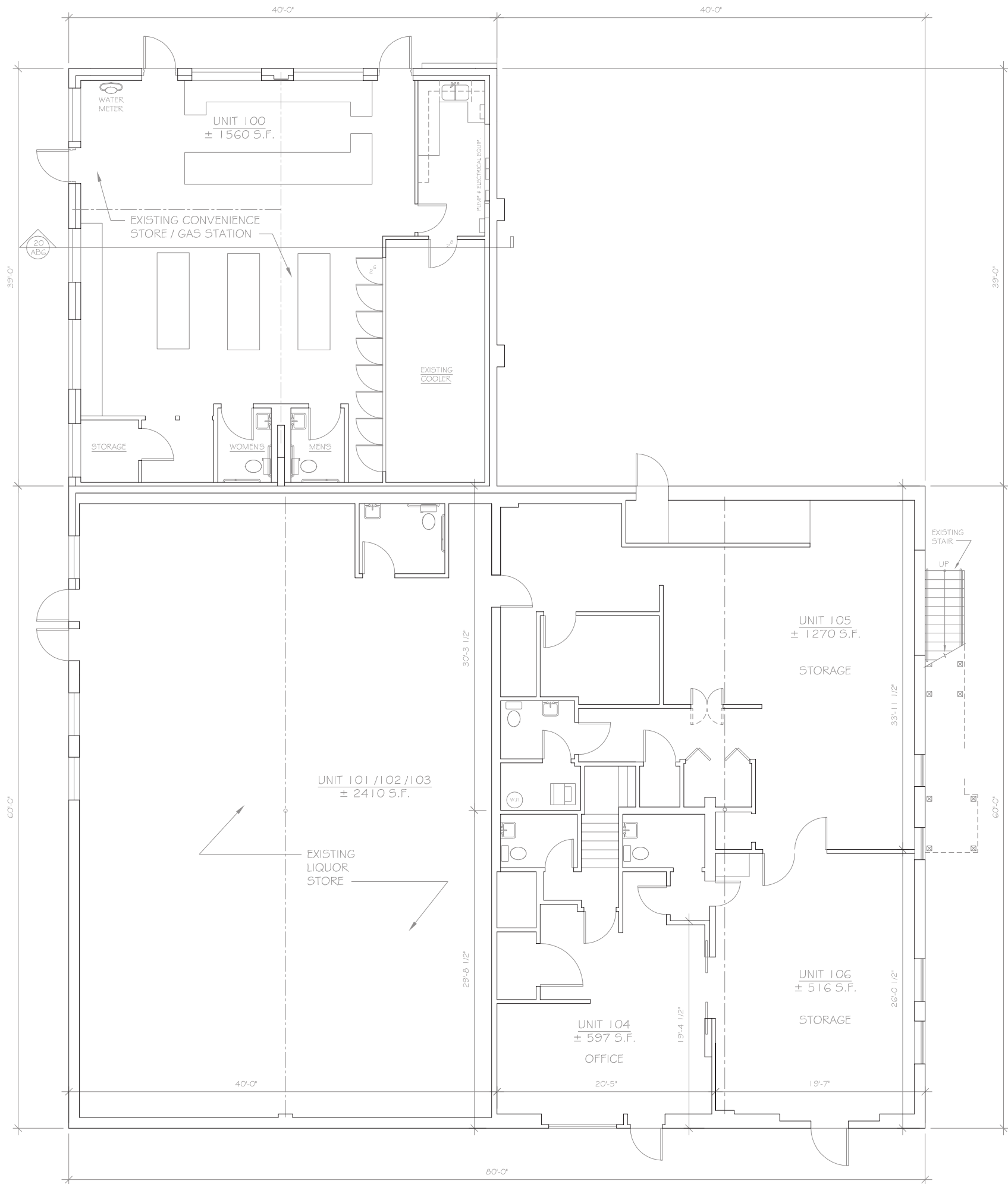
SHEET NO.

D-1

Design
Alliance
Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

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20
AB1

MAIN FLOOR PLAN (AS-BUILT)

SCALE: 3/16" = 1'-0"
2021/VILLAGE PUMPER/VP-DRAWINGS.DWG
DATE: 10/2/2019

MUKWONAGO Village Plaza
VILLAGE PUMPER
710 Main St
Mukwonago, WI

DRAWING NAMES

MAIN FLOOR PLAN (AS-BUILT)

REVISIONS

PROJECT DATA

DATE: 4/21/2023
DRAWN BY: C.J.
CHECKED BY: P.W.

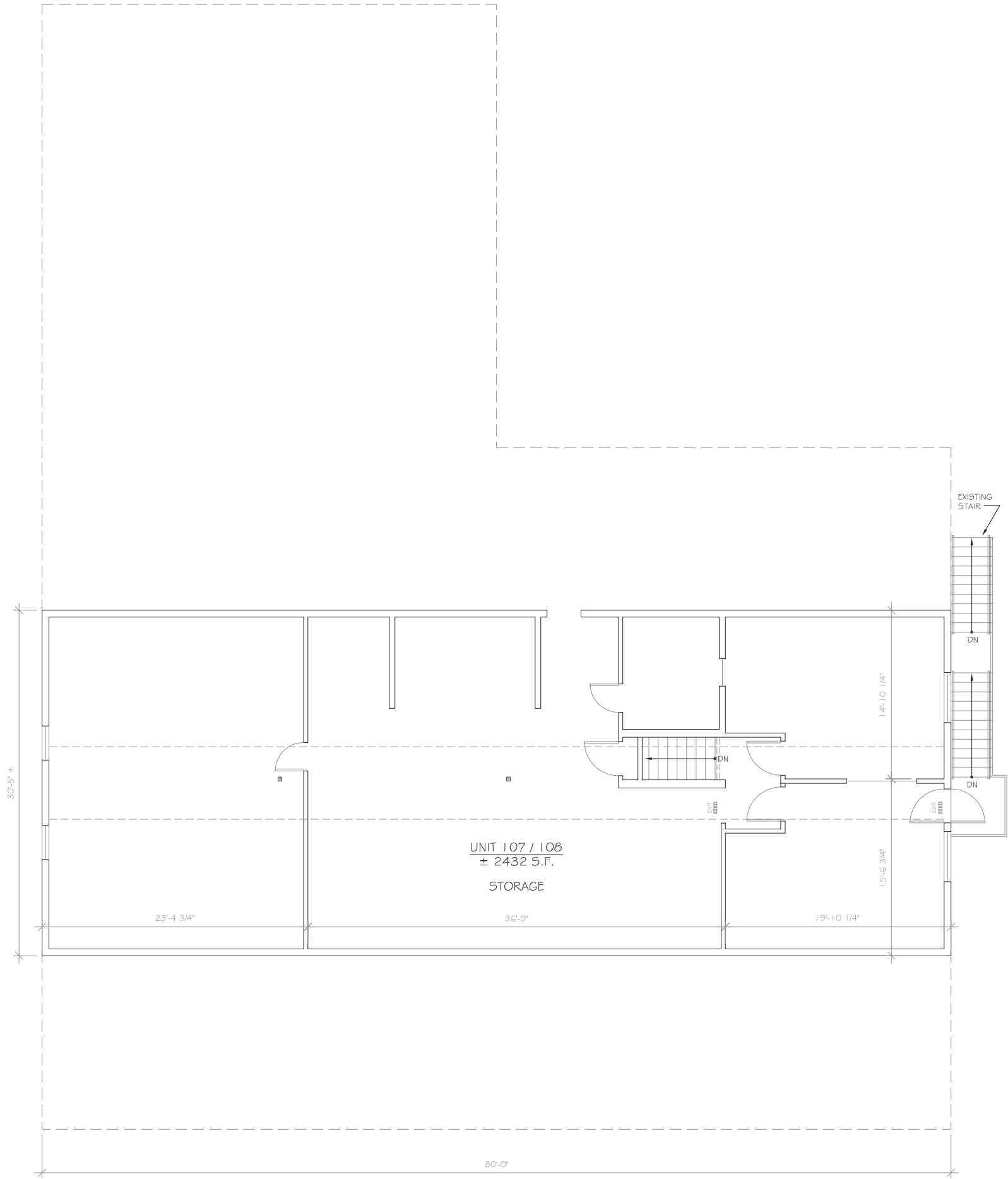
SHEET NO.

AB-1

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Alliance Architects, Inc.

1003 Madison Avenue
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FOR CONSTRUCTION



20
AB2

UPPER FLOOR PLAN (AS-BUILT)

SCALE: 3/16" = 1'-0"
2021/VILLAGE PUMPER/VF-DRAWINGS.DWG
DATE: 10/2/2019

MUKWONAGO Village Plaza
VILLAGE PUMPER
710 Main St
Mukwanago, WI

DRAWING NAMES

UPPER FLOOR PLAN (AS-BUILT)

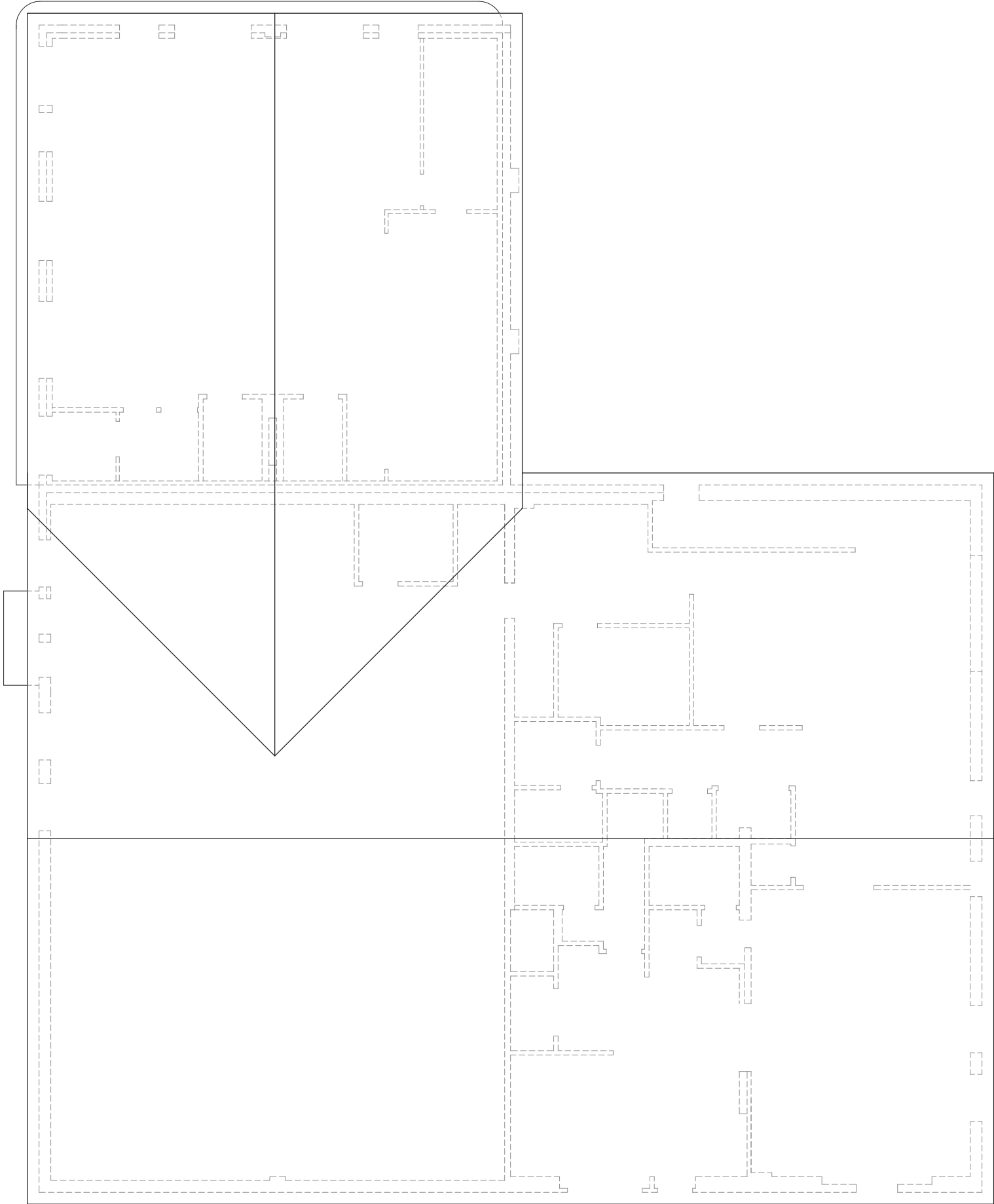
REVISIONS

PROJECT DATA

DATE: 4/21/2023
DRAWN BY: C.J.
CHECKED BY: P.W.

SHEET NO.

AB-2 60



VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

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PRELIMINARY NOT
FOR CONSTRUCTION



20
AB3

ROOF PLAN (AS-BUILT)
SCALE: 3/16" = 1'-0"
2021/VILLAGE PUMPER/VP-DRAWINGS.DWG
DATE: 10/2/2019

MUKWONAGO Village Plaza
VILLAGE PUMPER
710 Main St
Mukwonago, WI

DRAWING NAMES

ROOF PLAN (AS-BUILT)

REVISIONS

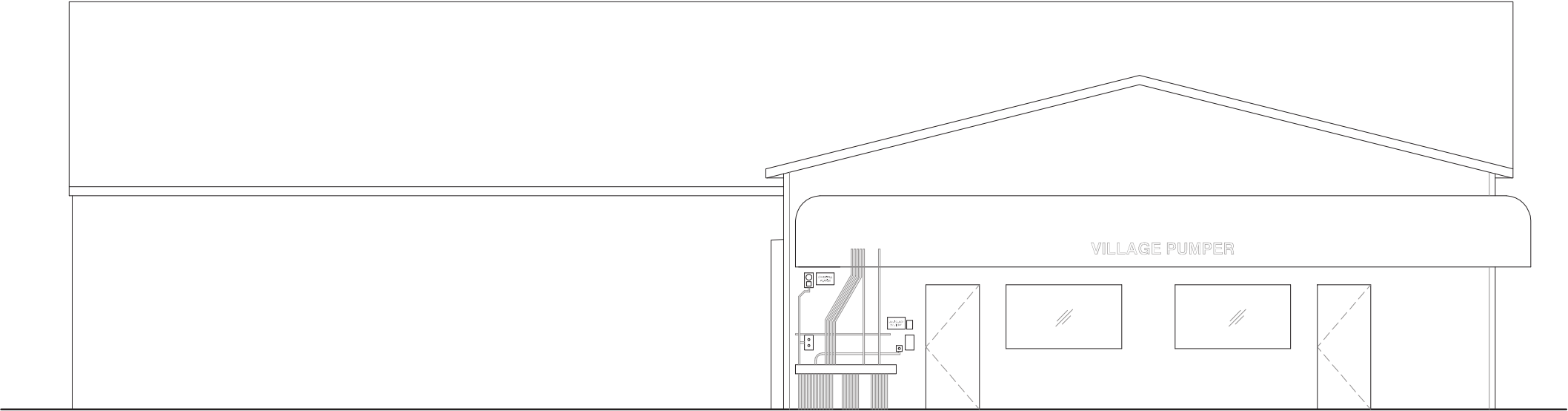
PROJECT DATA

DATE:	4/21/2023
DRAWN BY:	C.J.
CHECKED BY:	P.W.

SHEET NO.

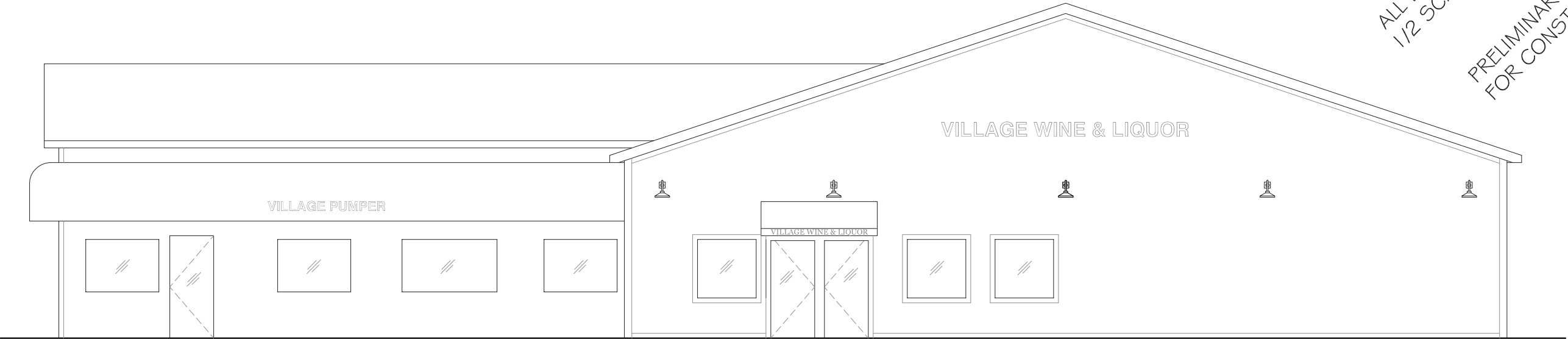
AB-3

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



10 NORTH ELEVATION (AS-BUILT)
AB4 SCALE: 1/4" = 1'-0"
2021/VILLAGE PUMPER/VP-DRAWINGS.DWG
DATE: 10/2/2019

ALL DRAWINGS ARE
1/2 SCALE SHOWN
PRELIMINARY NOT
FOR CONSTRUCTION



20 WEST ELEVATION (AS-BUILT)
AB4 SCALE: 1/4" = 1'-0"
2021/VILLAGE PUMPER/VP-DRAWINGS.DWG
DATE: 10/2/2019

MUKWONAGO Village Plaza
VILLAGE PUMPER
710 Main St
Mukwonago, WI

DRAWING NAMES
ELEVATIONS (AS-BUILT)

REVISIONS

PROJECT DATA
DATE: 4/21/2023
DRAWN BY: C.J.
CHECKED BY: P.W.

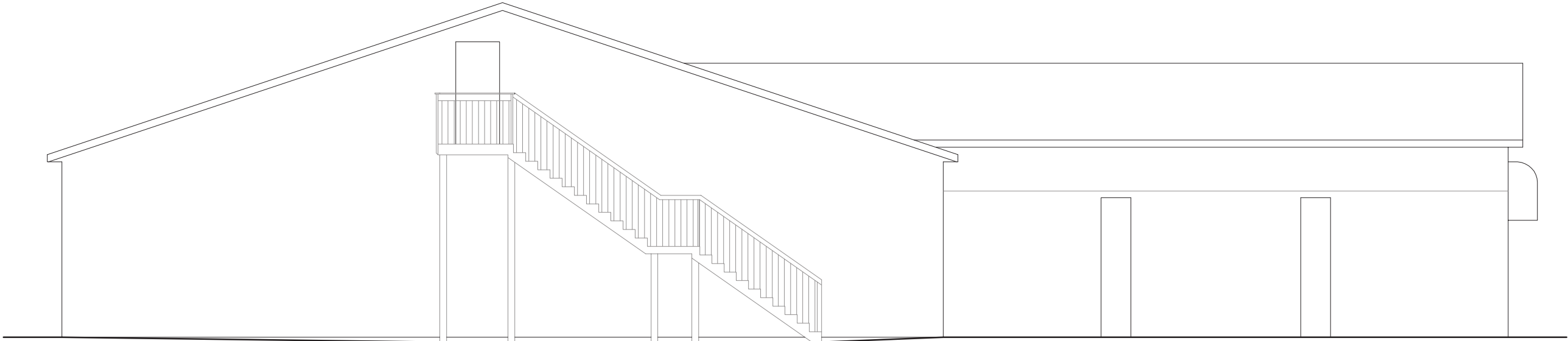
SHEET NO.

AB-4

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE
1/2 SCALE SHOWN

PRELIMINARY NOT
FOR CONSTRUCTION



20
AB5

EAST ELEVATION (AS-BUILT)

SCALE: 1/4" = 1'-0"
2021/VILLAGE PUMPER/VF-DRAWINGS.DWG
DATE: 10/2/2019

MUKWONAGO Village Plaza
VILLAGE PUMPER
710 Main St
Mukwonago, WI

DRAWING NAMES

ELEVATION (AS-BUILT)

REVISIONS

PROJECT DATA

DATE: 4/21/2023

DRAWN BY: C.J.

CHECKED BY: P.W.

SHEET NO.

AB-5

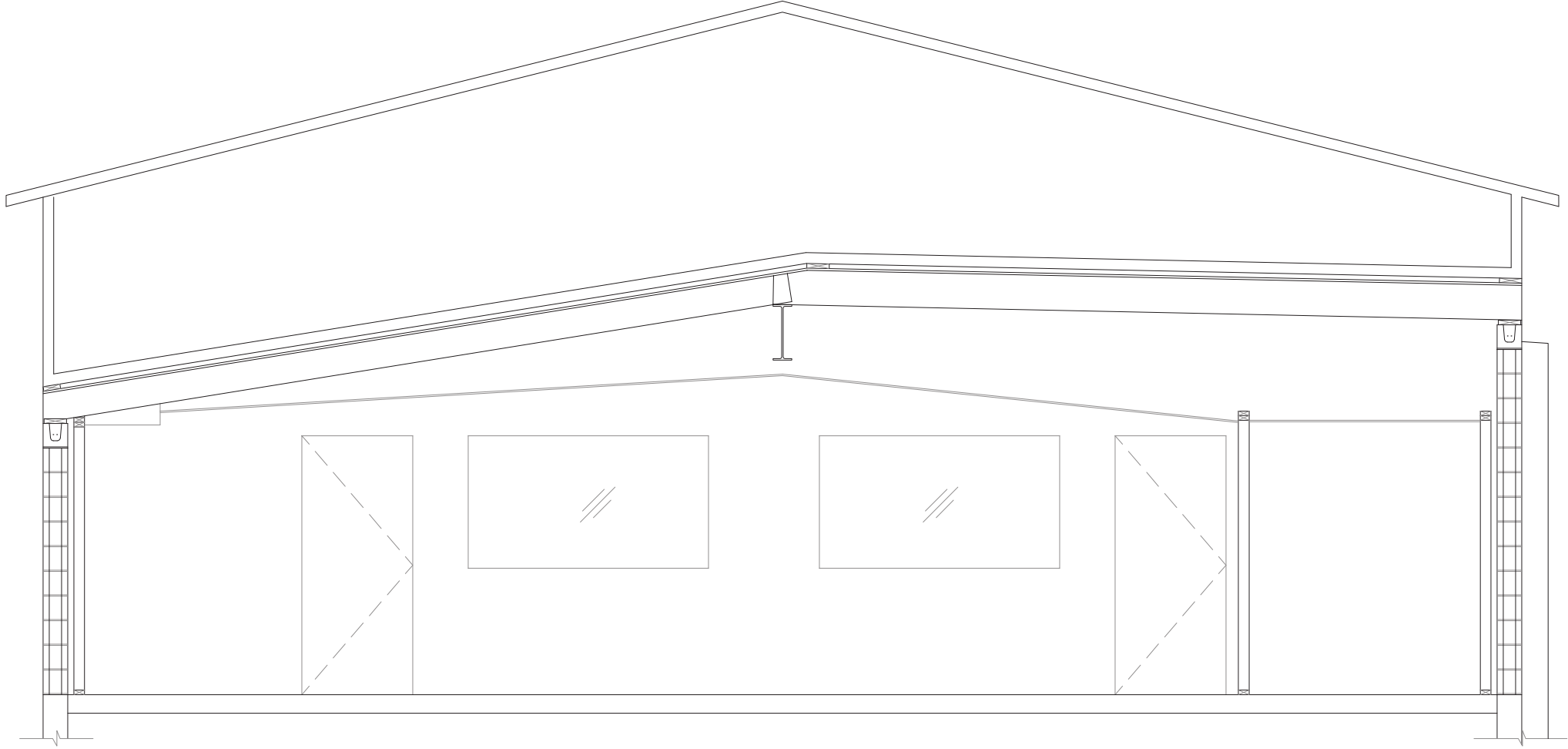
63

Design
Alliance

Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3404



PRELIMINARY NOT
FOR CONSTRUCTION

VERIFY ALL CONDITIONS AND DIMENSIONS ON
THE JOB AND NOTIFY THE DESIGN ALLIANCE
ARCHITECTS, INC. OF ANY DISCREPANCIES
PRIOR TO START.

ALL DRAWINGS ARE
1/2 SCALE SHOWN

20
ABG

BUILDING SECTION (AS-BUILT)

SCALE: 1/2" = 1'-0"
2021/VILLAGE PUMPER/VF-DRAWINGS.DWG
DATE: 10/2/2019

DRAWING NAMES

BUILDING SECTION (AS-BUILT)

REVISIONS

PROJECT DATA

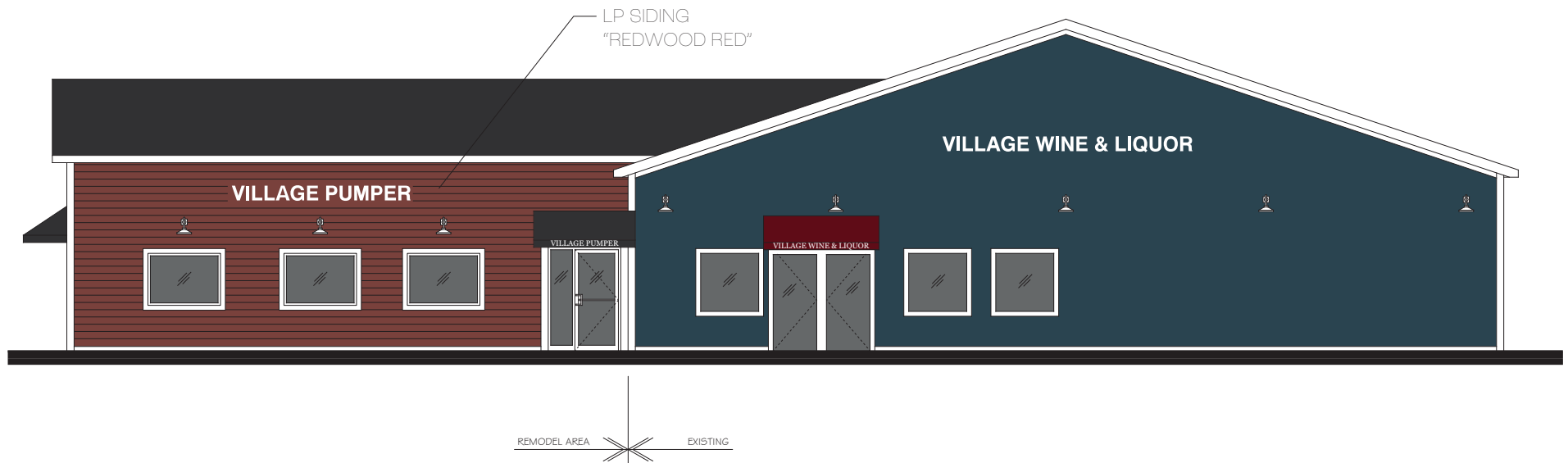
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DRAWN BY: C.J.
CHECKED BY: P.W.

SHEET NO.

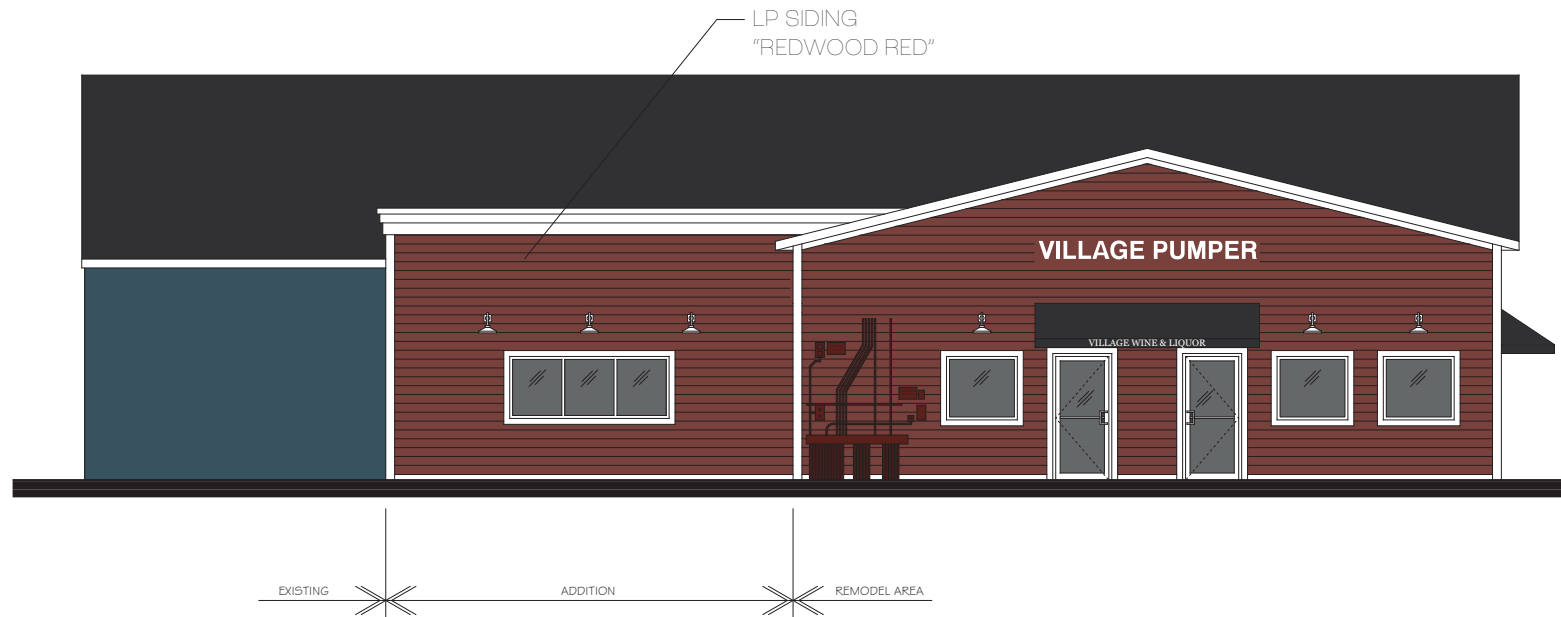
AB-6

MUKWONAGO Village Plaza
VILLAGE PUMPER
710 Main St
Mukwonago, WI

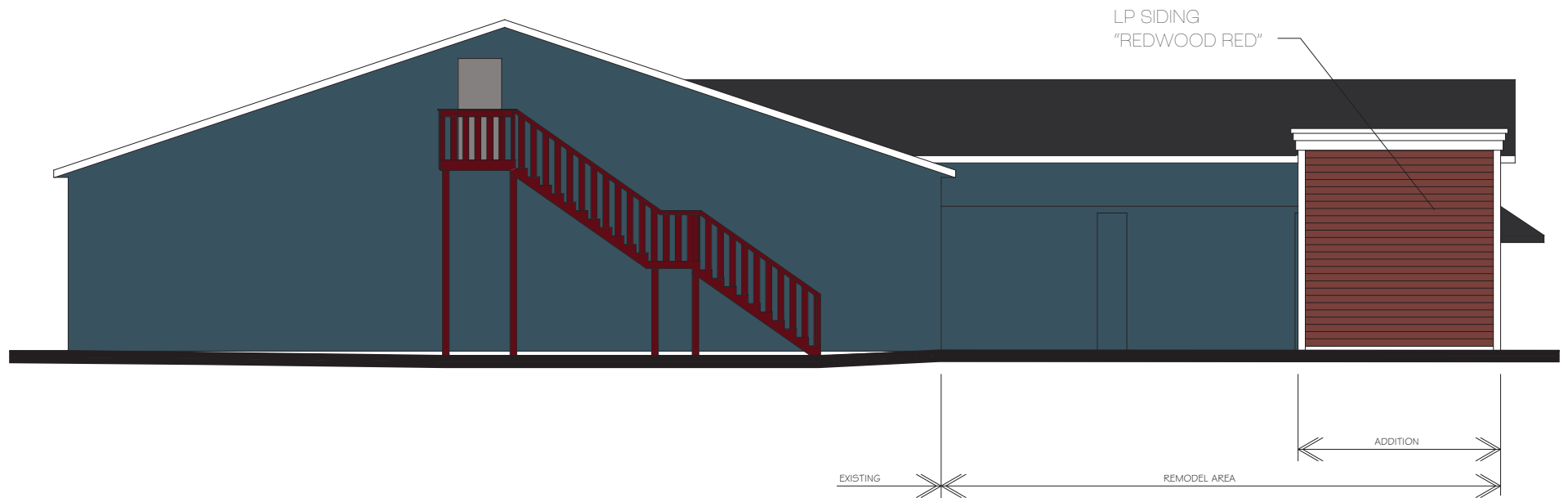
Design
Alliance
Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404



VILLAGE PUMPER | WEST ELEVATION



VILLAGE PUMPER | NORTH ELEVATION



VILLAGE PUMPER | EAST ELEVATION



Domus 50 is one of the most versatile luminaires offered by LumeC. This classic shape was one of the first in a line of pioneering LumeC designs. **Domus** offers a subtly refined design that balances shape, dimension and proportion.

Project: _____

Location: _____

Cat.No: _____

Type: _____

Lamps: _____ Qty: _____

Notes: _____

Ordering guide

Example: DMS50-90W80LED4K-T-ACDR-LE3F-120-DMG-SMB-RCD-PH8-BKTX

Series	LED module	Gen	Globe material	Optical system	Voltage	Driver options
DMS50	90 W80LED 3K	G3		LE4F		
DMS50 Domus	4000K	G3	ACDR Acrylic globe	Globe	120 120V	AST ³ Pre-set, progressive start-up
	35W32LED4K			LE2A ⁶ Type II (ASYM) with globe	208 208V	CLO ³ Pre-set, manage lumen depreciation
	35W32LED3K			LE3A ⁶ Type III (ASYM) with globe	240 240V	DALI ³ Pre-set, compatible with the DALI control system
	55W32LED4K			LE4A ⁶ Type IV (ASYM) with globe	277 277V	OTL ³ Pre-set to signal end of life of the lamp
	55W48LED4K			Sag lens	347 347V	DMG 0-10V
	70W64LED4K			LE2S Type II (ASYM) Sag glass lens	480 480V	CDMGE25 ³ 8 hrs. 25% reduction
	70W64LED3K			LE3S Type III (ASYM) Sag glass lens		CDMGE50 ³ 8 hrs. 50% reduction
	72W32LED4K			LE4S Type IV (ASYM) Sag glass lens		CDMGE75 ³ 8 hrs. 75% reduction
	72W32LED3K			LE5S ¹ Type V (SYMM) Sag glass lens		CDMGM25 ³ 6 hrs. 25% reduction
	80W48LED4K			Flat lens		CDMGM50 ³ 6 hrs. 50% reduction
	80W48LED3K			LE2F Type II (ASYM) Flat glass lens		CDMGM75 ³ 6 hrs. 75% reduction
	90W80LED4K			LE3F Type III (ASYM) Flat glass lens		CDMGS25 ³ 4 hrs. 25% reduction
	90W80LED3K			LE4F Type IV (ASYM) Flat glass lens		CDMGS50 ³ 4 hrs. 50% reduction
	108W48LED4K			LE5F ¹ Type V (SYMM) Flat glass lens		CDMGS75 ³ 4 hrs. 75% reduction
	110W64LED4K					SRD ³ Sensor ready driver, standard configuration
	135W80LED4K					SRD1 ³ Sensor ready driver, alternate configuration
	145W64LED4K					
	180W80LED4K					

Ordering guide (continued)

Adaptors	Luminaire options	Poles & Brackets	Finish
	HS		
MA1 1 1/4" NPT threaded hole adaptor	BO Bridge and Overpass	Consult signify.com/outdoorluminaires for details and the complete line of Signify poles and brackets.	BE2TX Textured midnight blue
MA2 1 1/2" NPT threaded hole adaptor	DE1 Decorative deflector		BE6TX Textured ocean blue
SMA ⁷ Decorative retro side-mounted cast-aluminum, accepts tubes from 1 5/8" to 2 3/8"	HS House side shield		BE8TX Textured royal blue
SMB Decorative contemporary side-mounted cast-aluminum, accepts tubes from 1 5/8" to 2 3/8"	PH7 Photoelectric cell, bottom type		BG2TX Textured Sandstone
	PH8 ^{2,4} Photoelectric cell, extended life		BKTX Textured black
	PH9 ^{2,4} Photoelectric cell, extended life		BRTX Textured bronze
	PHXL ^{2,4} Photoelectric cell, extended life		GN4TX Textured blue green
	RC ^{2,5} Receptacle 3 pins		GN6TX Textured forest green
	RCD ^{2,5} Receptacle 5 pins		GN8TX Textured Dk forest green
	RCD7 ^{2,5} Receptacle 7 pins		GNTX Textured green
	SP2 Surge protector		GR Gray sandtex
			GY3TX Textured medium grey
			NP Natural aluminum
			RD2TX Textured burgundy
			RD4TX Textured scarlet
			TG Hammertone gold
			WHTX Textured white

Footnotes

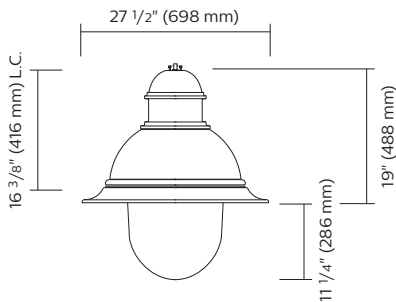
- Not available with **HS** option.
- SMA** or **SMB** adaptors is required for this option.
- Not available 347-480 volt.
- Luminaire option **RC**, **RCD** or **RCD7** is required with this options.
- Use of photoelectric cell or shorting cap is required to ensure proper illumination.
- Globe Material **ACDR** is required with this optical system.
- Only 3 pin receptacle **RC** is available with **SMA** adaptor.

DMS50 Domus LED Pendant

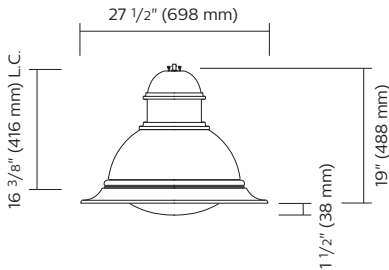
Urban Luminaire

Dimensions

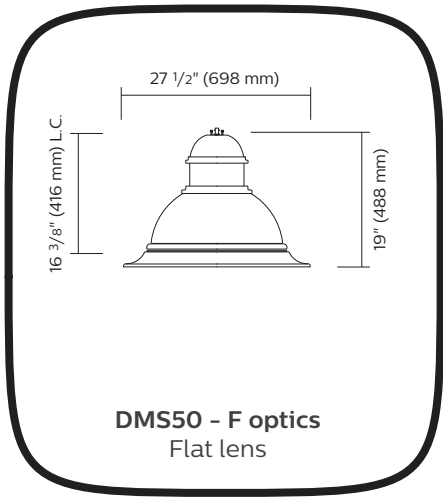
EPA: 1.35 ft² max.
 Weight: 42 lbs (19.1kg) max.



DMS50 - A optics
Long drop globe



DMS50 - S optics
Sag lens



DMS50 - F optics
Flat lens

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L₇₀ hours limited to 6 times actual LED test hours.

Ambient Temperature °C	Driver mA	Calculated L ₇₀ Hours	L ₇₀ per TM-21	Lumen Maintenance % at 60,000 hrs
35°C	700 mA	>100,000 hours	>60,000 hours	>86%

DMS50 Domus LED Pendant

Urban Luminaire

LED Wattage and Lumen Values: for DMS50

Ordering Code:	Total LEDs	LED current (mA)	Average System Wattage (W)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
Flat Lens 3000K				LE2F			LE3F			LE4F			LE5F		
35W32LED3K-G3-x	32	350	37	5051	136	B1-U0-G1	4992	135	B1-U0-G1	4954	134	B1-U0-G1	4925	133	B3-U0-G1
55W32LED3K-G3-x	32	530	55	7264	132	B2-U0-G1	7178	131	B1-U0-G2	7123	130	B1-U0-G2	7082	129	B3-U0-G2
72W32LED3K-G3-x	32	700	72	9145	127	B2-U0-G2	9036	126	B2-U0-G2	8968	125	B2-U0-G2	8916	124	B3-U0-G2
55W48LED3K-G3-x	48	350	54	7555	141	B2-U0-G1	7466	139	B2-U0-G2	7409	138	B1-U0-G2	7366	137	B3-U0-G2
80W48LED3K-G3-x	48	530	80	10807	135	B2-U0-G2	10679	133	B2-U0-G2	10598	132	B2-U0-G2	10536	132	B4-U0-G2
108W48LED3K-G3-x	48	700	105	13572	129	B3-U0-G2	13411	128	B2-U0-G2	13309	127	B2-U0-G2	13232	126	B4-U0-G2
70W64LED3K-G3-x	64	350	69	9825	142	B2-U0-G2	9709	140	B2-U0-G2	9635	139	B2-U0-G2	9579	138	B3-U0-G2
110W64LED3K-G3-x	64	530	105	14083	134	B3-U0-G2	13917	132	B2-U0-G2	13811	131	B2-U0-G2	13731	130	B4-U0-G2
145W64LED3K-G3-x	64	700	138	17694	128	B3-U0-G2	17485	127	B3-U0-G2	17352	126	B3-U0-G3	17251	125	B4-U0-G2
90W80LED3K-G3-x	80	350	86	12264	143	B3-U0-G2	12119	141	B2-U0-G2	12027	140	B2-U0-G2	11957	139	B4-U0-G2
135W80LED3K-G3-x	80	530	131	17519	134	B3-U0-G2	17311	133	B3-U0-G2	17180	132	B3-U0-G3	17081	131	B4-U0-G2
180W80LED3K-G3-x	80	700	174	21865	126	B3-U0-G3	21606	124	B3-U0-G3	21442	123	B3-U0-G3	21318	122	B5-U0-G3
Sag Lens 3000K				LE2S			LE3S			LE4S			LE5S		
35W32LED3K-G3-x	32	350	37	5114	138	B1-U0-G1	5068	137	B1-U0-G1	5062	136	B1-U0-G1	5102	138	B3-U0-G1
55W32LED3K-G3-x	32	530	55	7354	134	B2-U0-G1	7288	133	B1-U0-G2	7279	132	B1-U0-G2	7337	133	B3-U0-G2
72W32LED3K-G3-x	32	700	72	9258	129	B2-U0-G2	9176	127	B2-U0-G2	9164	127	B2-U0-G2	9237	128	B3-U0-G2
55W48LED3K-G3-x	48	350	54	7649	143	B2-U0-G1	7581	141	B1-U0-G2	7571	141	B1-U0-G2	7632	142	B3-U0-G2
80W48LED3K-G3-x	48	530	80	10941	137	B2-U0-G2	10843	136	B2-U0-G2	10830	135	B2-U0-G2	10916	136	B4-U0-G2
108W48LED3K-G3-x	48	700	105	13740	131	B3-U0-G2	13618	130	B2-U0-G2	13601	130	B2-U0-G2	13709	131	B4-U0-G2
70W64LED3K-G3-x	64	350	69	9947	143	B2-U0-G2	9858	142	B2-U0-G2	9846	142	B2-U0-G2	9924	143	B4-U0-G2
110W64LED3K-G3-x	64	530	105	14258	135	B3-U0-G2	14131	134	B2-U0-G2	14114	134	B2-U0-G2	14226	135	B4-U0-G2
145W64LED3K-G3-x	64	700	138	17913	130	B3-U0-G2	17754	129	B3-U0-G2	17732	128	B3-U0-G3	17873	130	B4-U0-G2
90W80LED3K-G3-x	80	350	86	12416	145	B2-U0-G2	12305	143	B2-U0-G2	12290	143	B2-U0-G2	12388	144	B4-U0-G2
135W80LED3K-G3-x	80	530	131	17736	136	B3-U0-G2	17578	135	B3-U0-G2	17557	134	B3-U0-G3	17696	135	B4-U0-G2
180W80LED3K-G3-x	80	700	174	22136	127	B3-U0-G3	21939	126	B3-U0-G3	21912	126	B3-U0-G3	22086	127	B5-U0-G3
Prism Globe 3000K				LE2A			LE3A			LE4A					
35W32LED3K-G3-x	32	350	37	5081	137	B1-U3-G1	5042	136	B1-U3-G2	5056	136	B1-U3-G2	—	—	—
55W32LED3K-G3-x	32	530	55	7306	133	B2-U3-G2	7251	132	B2-U3-G2	7271	132	B1-U3-G2	—	—	—
72W32LED3K-G3-x	32	700	72	9198	128	B2-U3-G2	9128	127	B2-U3-G2	9154	127	B2-U3-G3	—	—	—
55W48LED3K-G3-x	48	350	54	7599	142	B2-U3-G2	7542	141	B2-U3-G2	7563	141	B2-U3-G2	—	—	—
80W48LED3K-G3-x	48	530	80	10870	136	B2-U3-G2	10788	135	B2-U3-G2	10818	135	B2-U3-G3	—	—	—
108W48LED3K-G3-x	48	700	105	13651	130	B3-U3-G3	13548	129	B3-U3-G3	13586	129	B2-U3-G3	—	—	—
70W64LED3K-G3-x	64	350	69	9883	142	B2-U3-G2	9808	141	B2-U3-G2	9835	142	B2-U3-G3	—	—	—
110W64LED3K-G3-x	64	530	105	14166	134	B3-U3-G3	14058	133	B3-U3-G3	14098	134	B2-U3-G3	—	—	—
145W64LED3K-G3-x	64	700	138	17798	129	B3-U3-G3	17663	128	B3-U3-G3	17712	128	B3-U3-G3	—	—	—
90W80LED3K-G3-x	80	350	86	12336	144	B3-U3-G3	12242	143	B2-U3-G3	12276	143	B2-U3-G3	—	—	—
135W80LED3K-G3-x	80	530	131	17622	135	B3-U3-G3	17488	134	B3-U3-G3	17537	134	B3-U3-G3	—	—	—
180W80LED3K-G3-x	80	700	174	21993	126	B3-U3-G3	21826	125	B3-U3-G3	21887	126	B3-U3-G4	—	—	—

Actual performance may vary due to installation variables including optics, mounting/ceiling height, dirt depreciation, light loss factor, etc.; highly recommended to confirm performance with a layout - contact Applications at signify.com/outdoorluminaires.

Note: Some data may be scaled based on tests of similar. But not identical luminaires.

DMS50 Domus LED Pendant

Urban Luminaire

LED Wattage and Lumen Values: for DMS55 @ 4000K

Ordering Code:	Total LEDs	LED current (mA)	Average System Wattage (W)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
Flat Lens 4000K				LE2F			LE3F			LE4F			LE5F		
35W32LED4K-G3-x	32	350	37	5304	143	B1-U0-G1	5241	141	B1-U0-G1	5201	140	B1-U0-G1	5171	139	B3-U0-G1
55W32LED4K-G3-x	32	530	55	7627	139	B2-U0-G1	7537	137	B2-U0-G2	7479	136	B1-U0-G2	7436	135	B3-U0-G2
72W32LED4K-G3-x	32	700	72	9602	133	B2-U0-G1	9488	132	B2-U0-G2	9416	131	B2-U0-G2	9362	130	B3-U0-G2
55W48LED4K-G3-x	48	350	54	7933	148	B2-U0-G2	7839	146	B2-U0-G2	7779	145	B2-U0-G2	7734	144	B4-U0-G2
80W48LED4K-G3-x	48	530	80	11347	142	B2-U0-G2	11213	140	B2-U0-G2	11128	139	B2-U0-G2	11063	138	B4-U0-G2
108W48LED4K-G3-x	48	700	105	14251	136	B3-U0-G2	14082	134	B2-U0-G2	13975	133	B2-U0-G2	13894	132	B4-U0-G2
70W64LED4K-G3-x	64	350	69	10316	149	B3-U0-G2	10194	147	B2-U0-G2	10117	146	B2-U0-G2	10058	145	B4-U0-G2
110W64LED4K-G3-x	64	530	105	14788	140	B3-U0-G2	14613	139	B3-U0-G2	14502	138	B2-U0-G2	14418	137	B4-U0-G2
145W64LED4K-G3-x	64	700	138	18579	135	B3-U0-G2	18359	133	B3-U0-G2	18219	132	B2-U0-G2	18114	131	B4-U0-G2
90W80LED4K-G3-x	80	350	86	12877	150	B3-U0-G2	12724	148	B3-U0-G2	12628	147	B3-U0-G3	12555	146	B4-U0-G2
135W80LED4K-G3-x	80	530	131	18395	141	B3-U0-G3	18177	139	B3-U0-G2	18039	138	B3-U0-G3	17935	137	B5-U0-G3
180W80LED4K-G3-x	80	700	174	22958	132	B3-U0-G3	22686	130	B3-U0-G3	22514	129	B3-U0-G3	22384	128	B5-U0-G3
Sag Lens 4000K				LE2S			LE3S			LE4S			LE5S		
35W32LED4K-G3-x	32	350	37	5370	145	B1-U0-G1	5322	143	B1-U0-G1	5315	143	B1-U0-G1	5358	144	B3-U0-G1
55W32LED4K-G3-x	32	530	55	7721	140	B2-U0-G1	7653	139	B1-U0-G2	7643	139	B1-U0-G2	7704	140	B3-U0-G2
72W32LED4K-G3-x	32	700	72	9721	135	B2-U0-G1	9634	134	B2-U0-G2	9623	134	B2-U0-G2	9699	135	B4-U0-G2
55W48LED4K-G3-x	48	350	54	8031	150	B2-U0-G2	7960	149	B2-U0-G2	7950	148	B1-U0-G2	8013	149	B3-U0-G2
80W48LED4K-G3-x	48	530	80	11488	144	B2-U0-G2	11386	142	B2-U0-G2	11372	142	B2-U0-G2	11462	143	B4-U0-G2
108W48LED4K-G3-x	48	700	105	14427	137	B3-U0-G2	14299	136	B2-U0-G2	14281	136	B2-U0-G2	14395	137	B4-U0-G2
70W64LED4K-G3-x	64	350	69	10444	150	B3-U0-G2	10351	149	B2-U0-G2	10338	149	B2-U0-G2	10421	150	B4-U0-G2
110W64LED4K-G3-x	64	530	105	14971	142	B3-U0-G2	14838	141	B2-U0-G2	14819	141	B2-U0-G2	14937	142	B4-U0-G2
145W64LED4K-G3-x	64	700	138	18809	136	B3-U0-G2	18642	135	B2-U0-G2	18619	135	B3-U0-G3	18767	136	B5-U0-G3
90W80LED4K-G3-x	80	350	86	13037	152	B3-U0-G2	12921	151	B3-U0-G3	12905	150	B2-U0-G2	13007	152	B4-U0-G2
135W80LED4K-G3-x	80	530	131	18623	143	B3-U0-G3	18457	141	B3-U0-G3	18435	141	B3-U0-G3	18581	142	B4-U0-G2
180W80LED4K-G3-x	80	700	174	23243	133	B3-U0-G3	23036	132	B3-U0-G3	23008	132	B3-U0-G4	23190	133	B5-U0-G3
Prism Globe 4000K				LE2A			LE3A			LE4A					
35W32LED4K-G3-x	32	350	37	5335	144	B1-U3-G1	5294	143	B1-U3-G2	5309	143	B1-U3-G2	—	—	—
55W32LED4K-G3-x	32	530	55	7672	139	B2-U3-G2	7613	138	B2-U3-G2	7635	139	B2-U3-G2	—	—	—
72W32LED4K-G3-x	32	700	72	9658	134	B2-U3-G2	9585	133	B2-U3-G2	9612	134	B2-U3-G3	—	—	—
55W48LED4K-G3-x	48	350	54	7979	149	B2-U3-G2	7919	148	B2-U3-G2	7941	148	B2-U3-G2	—	—	—
80W48LED4K-G3-x	48	530	80	11414	143	B2-U3-G2	11327	142	B2-U3-G3	11359	142	B2-U3-G3	—	—	—
108W48LED4K-G3-x	48	700	105	14334	137	B3-U3-G3	14225	135	B3-U3-G3	14265	136	B2-U3-G3	—	—	—
70W64LED4K-G3-x	64	350	69	10377	150	B2-U3-G2	10298	148	B2-U3-G2	10327	149	B2-U3-G3	—	—	—
110W64LED4K-G3-x	64	530	105	14874	141	B3-U3-G3	14761	140	B3-U3-G3	14803	140	B2-U3-G3	—	—	—
145W64LED4K-G3-x	64	700	138	18688	135	B3-U3-G3	18546	134	B3-U3-G3	18598	135	B3-U3-G4	—	—	—
90W80LED4K-G3-x	80	350	86	12952	151	B3-U3-G3	12854	150	B2-U3-G3	12890	150	B2-U3-G3	—	—	—
135W80LED4K-G3-x	80	530	131	18503	142	B3-U3-G3	18362	141	B3-U3-G3	18413	141	B3-U3-G4	—	—	—
180W80LED4K-G3-x	80	700	174	23093	133	B3-U3-G3	22917	132	B3-U3-G3	22981	132	B3-U3-G4	—	—	—

Actual performance may vary due to installation variables including optics, mounting/ceiling height, dirt depreciation, light loss factor, etc.; highly recommended to confirm performance with a layout - contact Applications at signify.com/outdoorluminares.

Note: Some data may be scaled based on tests of similar. But not identical luminaires.

Specifications:

Housing

In a round shape, this housing is made of die cast A380 aluminum, c/w a watertight grommet, mechanically assembled to the bracket with four bolts 5/16 18 UNC. This suspension system permits for a full rotation of the luminaire in 90° increments.

Access-mechanism

A die cast A360 aluminum technical ring with latch, hinge and a cast in decorative skirt. The mechanism shall offer tool free access to the inside of the luminaire. An embedded memory retentive gasket shall ensure weatherproofing.

Light engine

LEDgine composed of 5 main components:
Heat Sink / Lens / LED lamp / Driver / Optical System

Electrical components are RoHS compliant.

DMS50 Domus LED Pendant

Urban Luminaire

Specifications:

LED engine

LED type: Lumileds LUXEON T. Composed of high-performance white LEDs. Color temperature as per ANSI/NEMA bin Neutral White, 4000 Kelvin nominal (3985K +/- 275K or 3710K to 4260K) or Warm white, 3000 Kelvin nominal (3045K +/- 175K or 2870K to 3220K), CRI 70 Min. 75 Typical.

Lens

LExF / LExS: Made of soda lime tempered glass lens, mechanically assembled and sealed onto the lower part of the heat sink.

LExA (Globe): Made of one-piece seamless injection-molded impact-resistant (DR) acrylic having an inner prismatic surface. The globe is mechanically assembled and sealed onto the lower part of the heat sink.

Heat sink

Made of cast aluminum optimizing the LEDs efficiency and life. Product does not use any cooling device with moving parts (only passive cooling device).

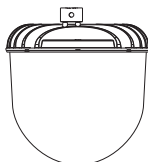
Driver

Driver comes standard with dimming compatible 0-10V. High power factor of 95%. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 VAC rated for both application line to line or line to neutral, Class I, THD of 20% max. Maximum ambient operating temperature from 40F(40C) to 130F(55C) degrees. Certified in compliance to UL1310 cULus requirement. Dry and damp location. Assembled on a unitized removable tray with Tyco quick disconnect plug resisting to 221F(105C) degrees. The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built in driver surge protection of 2.5kV (min).

Optical system

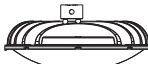
Composed of high performance optical grade PMMA acrylic refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. Optical system is rated IP66. Performance shall be tested per LM 63, LM 79 and TM 15 (IESNA) certifying its photometric performance. Street side indicated. Flat lens (F optics) is Dark Sky compliant with 0% uplight and U0 per IESNA TM 15.

Prismatic globe: IP66 rated optical system, composed of individual pre-oriented lens to achieve desired distribution, assembled with globe having an inner prismatic surface permanently sealed onto the lower part of the heat sink.



LE2A - Type II (ASYM) with globe (ACDR)
LE3A - Type III (ASYM) with globe (ACDR)
LE4A - Type IV (ASYM) with globe (ACDR)

Sag lens: IP66 rated optical system, composed of individual pre-oriented lens to achieve desired distribution, assembled with a tempered-glass sag lens permanently sealed onto the lower part of the heat sink.



LE2S - Type II (ASYM) Sag glass lens
LE3S - Type III (ASYM) Sag glass lens
LE4S - Type IV (ASYM) Sag glass lens
LE5S - Type V (SYMM) Sag glass lens

Flat lens: IP66 rated optical system, composed of individual pre-oriented lens to achieve desired distribution, assembled with a tempered-glass flat lens permanently sealed onto the lower part of the heat sink.



LE2F - Type II (ASYM) Flat glass lens
LE3F - Type III (ASYM) Flat glass lens
LE4F - Type IV (ASYM) Flat glass lens
LE5F - Type V (SYMM) Flat glass lens

Driver options

AST: Pre-set driver for progressive start-up of the LED module(s) to optimize energy management and enhance visual comfort at start-up.

CLO: Pre-set driver to manage the lumen depreciation by adjusting the power given to the LEDs offering the same lighting intensity during the entire lifespan of the LED module.

DALI: Pre-set driver compatible with the DALI control system.

OTL: Pre-set driver to signal end of life of the LED module(s) for better fixture management.

DMG: Dimmable driver 0-10V.

CDMG: Dynadimmer standard dimming functionalities including pre-programmed scenarios to suit many applications and needs from safety to maximum energy savings.

Ordering Code	Scenario	Dimming Time	Dimming Level
CDMG S25	Safety	4 hours	25% power
CDMG S50	Safety	4 hours	50% power
CDMG S75	Safety	4 hours	75% power
CDMG M25	Median	6 hours	25% power
CDMG M50	Median	6 hours	50% power
CDMG M75	Median	6 hours	75% power
CDMG E25	Economy	8 hours	25% power
CDMG E50	Economy	8 hours	50% power
CDMG E75	Economy	8 hours	75% power

SRD: Sensor Ready Driver including SR communication (used for dimming and other functionalities), 24V auxiliary supply and a logical signal input (LSI) connected to the top NEMA twist lock receptacle.

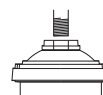
SRD1: Sensor Ready Driver including SR communication (used for dimming and other functionalities) but with 24V auxiliary supply and a logical signal input (LSI) not connected to the top NEMA twist lock.

Surge protector

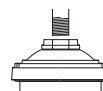
Surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid State Street Lighting Consortium) model specification for LED roadway luminaires electrical immunity requirements for High Test Level 10kV / 10kA. **SP2** 20kV/20kA optional.

Luminaire adaptor

MA1: The luminaire is suspended by means of a mounting adaptor with a 1 1/4" (32mm) NPT threaded hole accepting a threaded tube from the mounting. Retrofit adaptor for existing mounting



MA2: 1 1/2" (38mm) NPT threaded hole accepting threaded tube from the mounting. Retrofit adaptor for existing mounting.



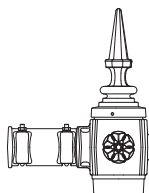
DMS50 Domus LED Pendant

Urban Luminaire

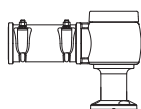
Specifications (continued):

Luminaire adaptor (continued)

SMA: The luminaire is suspended by means of a decorative side-mounted cast aluminum adaptor. This adaptor accepts tubes from 1½" to 2½" (41 to 60 mm) and is adjustable to more or less 5°. The adaptor features a cast aluminum decorative cover and finial.



SMB: The luminaire is suspended by means of a decorative side-mounted cast aluminum adaptor. This adaptor accepts tubes from 1½" to 2½" (41 to 60 mm) and is adjustable to more or less 5°.



Luminaire options

BO: Bridge and Overpass

HS: House side shield

PH7: Photoelectric cell, bottom type

PH8: Photoelectric Cell, Twist-lock Type. Allows a 90° rotation.



PHXL: Extended life photoelectric cell, Twist-lock Type. Allows a 90° rotation.



Luminaire options

PH9: Shorting cap, Twist-lock Type



RC: Receptacle 3 pins



RCD: Receptacle 5 pins



RCD7: Receptacle 7 pins



SP2: Integral surge protector

Finish

In accordance with the AAMA 2603 standard. Application of polyester powder coat paint (4 mils/100 microns) with +/- 1 mils/24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard. The surface treatment achieves a minimum of 2000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard.

Finish Options Include:

BE2TX: Textured Midnight Blue
BE6TX: Textured Ocean Blue
BE8TX: Textured Royal Blue
BG2TX: Textured Sandstone
BKTX: Textured Black
BRTX: Textured Bronze
GN4TX: Textured Blue Green
GN6TX: Textured Forest Green
GN8TX: Textured Dark Forest Green
GNTX: Textured Green
GR: Gray Sandtex
GY3TX: Textured Medium Grey
NP: Natural Aluminum
RD2TX: Textured Burgundy
RD4TX: Textured Scarlet
TG: Hammer-tone Gold
WHTX: Textured White

Wiring

Gauge (#14) TEW/AWM 1015 or 1230 wires, 6" (152mm) minimum exceeding from luminaire.

Hardware

All exposed screws shall be complete with Ceramic primer-seal base coat to reduce seizing of the parts and offers a high resistance to corrosion. All seals and sealing devices are made and/or lined with EPDM and/or silicone and/or rubber.

Luminaire useful life

Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750, System Reliability Tool, Advance data and Lumileds LM-80/TM-21 data, expected to reach 100,000+ hours with >L70 lumen maintenance @ 25°C. Luminaire Useful Life accounts for LED lumen maintenance AND all of these additional factors including: LED life, driver life, PCB substrate, solder joints, on/off cycles, burning hours and corrosion. Entire luminaire is rated for operation in ambient temperature of -40°C / -40°F up to +35°C / +95°F.

LED products

(manufacturing standard)

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with IEC61340 5 1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

Quality control

Manufactured to ISO 9001 2008 standards and ISO 14001-2004 International Quality Standards Certification.

Vibration resistance

Meets the ANSI C136.31, American National Standard for Roadway Luminaire Vibration specifications for Bridge/overpass applications. (Tested for 3G over 100 000 cycles)

Certifications and Compliance

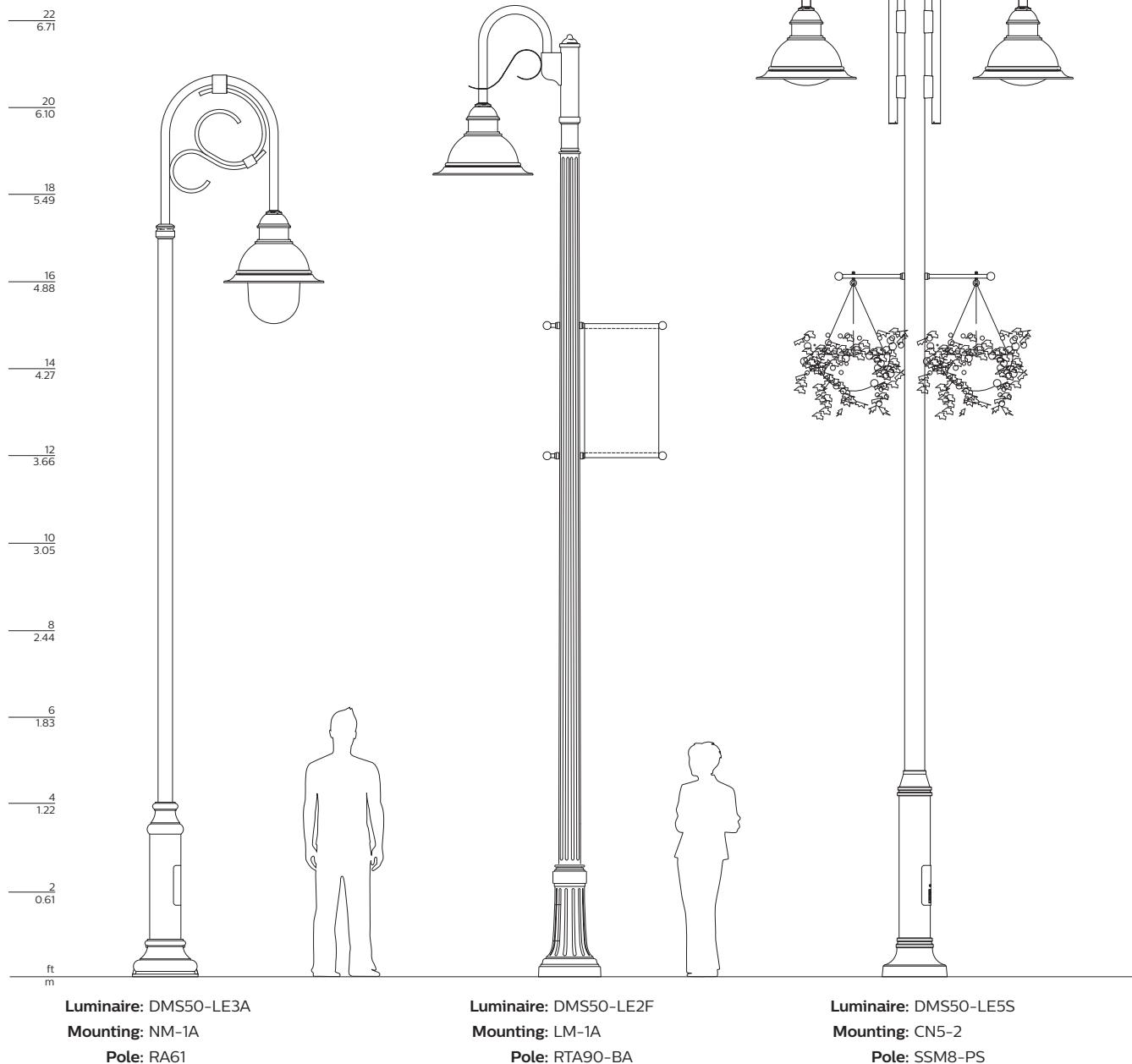
CSA, cULus Listed for Canada and USA. Domus LED luminaires are DesignLights Consortium qualified.

DMS50 Domus LED Pendant

Urban Luminaire

Specifications (continued):

Poles & Brackets Sample configurations.



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**VILLAGE OF MUKWONAGO
WAUKESHA AND WALWORTH COUNTIES**

PLAN COMMISSION RESOLUTION NO. 2023-07

**A RESOLUTION FOR SITE PLAN AND ARCHITECTURAL REVIEW FOR HARJINDER
KHASRIA 710 AND 712 MAIN STREET, PARCEL MUKV 1976-208-009**

WHEREAS, pursuant to Section 100-601, and 100-153 of the Zoning Code, an application for a site plan and architectural review has been filed for the approval for an additional and building and site modifications, which application was filed in the office of the Village Clerk, Village of Mukwonago, Wisconsin, and

WHEREAS, the application has been submitted by the Campbell Construction (contractor) on behalf of HARJINDER KHASRIA

WHEREAS, the use is permitted within the B-1 Neighborhood Business District / Village Center – Multi-purpose Perimeter in which the subject property is located, and

WHEREAS, the plan of operation and plans have been reviewed and recommended by the Village Plan Commission.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby approves the site plan and architectural review for structures at 710 and 712 Main Street, based upon the plan of operation and plans submitted to the Village.

NOW, THEREFORE, BE IT FURTHER RESOLVED this site plan and architectural review approval shall be subject to the following conditions:

Staff recommends the Planning Commission Conditionally Approve a resolution for the Site Plan and Architectural Review, as set forth in the attached resolution.

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Village Planner. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
2. Prior to any land-disturbing activity, a pre-construction meeting must be held with the applicant's representatives and primary contractors, and the Village Inspections Department.
3. Prior to any land-disturbing activity, the applicant must reimburse the Village for any outstanding charges and establish an escrow account with the Village as may be required.
4. The applicant must obtain all required zoning and building permits (state and local approvals) within nine months of this date and start construction within six months of the date of zoning/building permit issuance and continue in good faith to completion.
5. All work related to this project must comply with all project plans approved by the Village.
6. The developer must comply with all requirements related to impact fees imposed by the Village.
7. The developer shall comply with all parts of the Municipal Code as it relates to this project.

8. If the approved plans need to be revised to address any of the conditions of approval or to conform to Building and Fire Safety Codes, the Zoning Administrator and the Supervisor of Inspections are authorized to approve minor modifications so long as the overall project elements remain unchanged. If they determine that the revision is substantial, the plans must be submitted to the Plan Commission for review and approval.
9. Existing fence to be repaired and maintained.
10. The dumpster enclosure to be constructed as approved per revised plan submitted on 4/21/23.
11. The planting area in the NW corner of the property shall have the concrete removed. Retaining walls shall not be more than 1 ft from grade. The retaining wall material shall be approved by the Planner. The specifics of the plantings shall be provided prior to permits and approved by the planner. Plantings shall be maintained at 3 feet from grade. 1 additional tree added.
12. Existing trees shall be maintained.
13. Cement barricades to be removed in and around premise. Replace with bollards to protect gas meter, etc.
14. Parking stops to be added along the side and rear property parking stalls.
15. New light poles to be shepherd hook style per plan submittal. Replacement/removal of existing poles to be worked out with staff.
16. Applicant to work with staff to determine location for outdoor storage to declutter the site/front of building.
17. Any future modification as required by ordinance, standards, or policy shall require an update to this site plan and architectural review.

NOW THEREFORE BE IT RESOLVED, that the Village of Mukwonago,

Approved and Adopted this 9th day of May 2023 by the Village Board of the Village of Mukwonago, Wisconsin.

APPROVED:

Fred H. Winchowky, Village President

ATTESTATION:

Linda Gourdoux, WCMC
Deputy Clerk-Treasurer



PLANNING COMMISSION

May 9, 2023 at 6:30pm
Mukwonago, WI

CONCEPT REVIEW

Bielinski Development
Grey Fox Trl and Edgewood Ave

MUKV 2091-989-002

Case Summary

Parcel Data

Proposal:	Amend PUD - Multi-Family Development
Applicant:	Bielinski Homes/Harmony Homes (Owner)
Request:	Concept Review
Staff Recommendation:	None-Feedback Only

Parcel Characteristics / Conditions

Acreage:	2.7131
Current Use:	Multi-Family Residential
Proposed Use:	Multi-Family Residential
Reason for Request:	Concept Plan to Amend PUD
Land Use Classification:	Multi-Family Residential
Zoning Classification:	R-10 Medium Density Multi-Family Residential
Census Tract:	2039.01

Project Summary / Plan of Operation

Grey Fox Trail-a multi-family residential development with (2) 12-unit buildings and 3 Family Townhomes on 2.72 acres with a density of 9.92 units per acre (includes the ROW vacation of roadway). The zoning on the parcel is R-10 Medium Density Multi-Family Residential District which is intended to provide residential units within new and existing neighborhoods per the Comp Plan of 2035. The development will be built and managed by Bielinski Homes.

Site Plan and Architectural Review Request

Staff has reviewed the proposal. The proposal meets the code maximum density requirements and impervious surface. The municipal code allows for 10 Units/Acre.

Staff Review

History

Edgewood Meadows Condominiums is located along Edgewood Avenue east of the Fox River, 0.4 mile south of CTH ES. Originally on 20+ acres, the development was approved in 2005 for a total of 120 condominium units, which included eight, 8-unit buildings with individual unit attached garages, eight, 4-unit buildings with individual unit attached garages and three, 8-unit buildings with underground parking. Only three of the 8 units and two of the 4-unit buildings were constructed for 32 units.

In 2005 the property was rezoned to R-10 with a Planned Unit Development overlay that set building footprints and locations. At that time, R-10 allowed a maximum density of 8 dwelling units per acre.

In 2019 the PUD was amended to allow for the construction of 17 buildings of side-by-side condominiums for a total of 34 units. The resultant number of condominium units for this amendment was 66 units, reduced from 96 units. This also included transferring 0.9 acre to the west portion of the site on which the 8-unit buildings with underground parking are approved. (66 units on 14.3 acres, or 4.6 dwelling units per acre to align with the new PUD standards from the Zoning Ordinance adopted in 2017.

Proposed Amendment

The developer is proposing to construct two, 12-unit buildings and 3 Family Townhomes, for a total of 27 Units. The previous PUD proposal had three-8 family buildings proposed for the corner lot, for a total of 24 Units. The unit count has increased by 3 units. With the proposed development there are 30 garage spaces, 30 driveway spaces and 16 surface spaces. The site includes a dumpster enclosure as well.

Proposed Lot Coverage:

- Building = 0.53 acres
- Pavement & Walk = 0.80 acres
- Total Impervious = 1.33 acres (48.9%) – more than allowed per code and may affect SWMP
- Open Space = 1.39 acres (51.1%) – includes ROW (not including ROW, .997 acres required of Open Space)

Code Allowances – Lot Coverage:

- Building coverage (principal only), maximum = 40 % of total lot size, not including public ROW
- Perimeter greenspace, minimum = 40 % of total lot size, not including public ROW

Next Steps

After hearing your preliminary comments about the proposal, the applicants will need to submit to amend the original approval of the Planned Unit Development (PUD); to most likely appear on your June 2023 agenda. New PUD standards of the zoning ordinance adopted in 2017 recognizes prior PUD approvals, but any change to the original plans requires a public hearing to amend a PUD. The PUD amendment will also include minor modifications to building setbacks to the interior property line abutting the 3 family townhomes.

The Village Attorney will review the amendment to the Developer's Agreement. From my understanding the HOA will remain in control of all parcels.

Engineering	R&M: • Strongly urge that they work to fit within the allotted impervious surface for that lot that was included in the SWMP and shown in the SWMA. • Their analysis of the property needs to identify the allotted impervious surface from the 2005 SWMP and what their planned impervious surface is on their concept plan to prove that they are fitting within the SWMP and no changes are necessary.
Public Works	PW Director: • Main Stormwater Pond for the Development needs attention. • Trio should reach out to Harmony Homes to ensure compliance with Village Code.
Utilities	Utilities Director: • Concerns with site plan placement of utilities. • Code states sewer and water main is not intended to serve future development and therefore should be private. Large water and sewer lateral serve the whole development. • Will review at time of development to ensure modifications to utilities serve each building appropriately.
Police	No Concerns at this time
Fire	Fire Chief Comments: • Dedicated hydrant for suppression. • Measure out hydrant distance not greater than 300.' • WB-50 turn template. • FDC exterior access and locations.
Building Inspection	No Concerns at this time
Planning	No Concerns at this time

Recommendation

No action. The PUD Amendment requires a public hearing at the next PC meeting in June 2023. The developer has submitted a site plan for the PUD Amendment.

Attachments

1. Map 2. Plans





4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

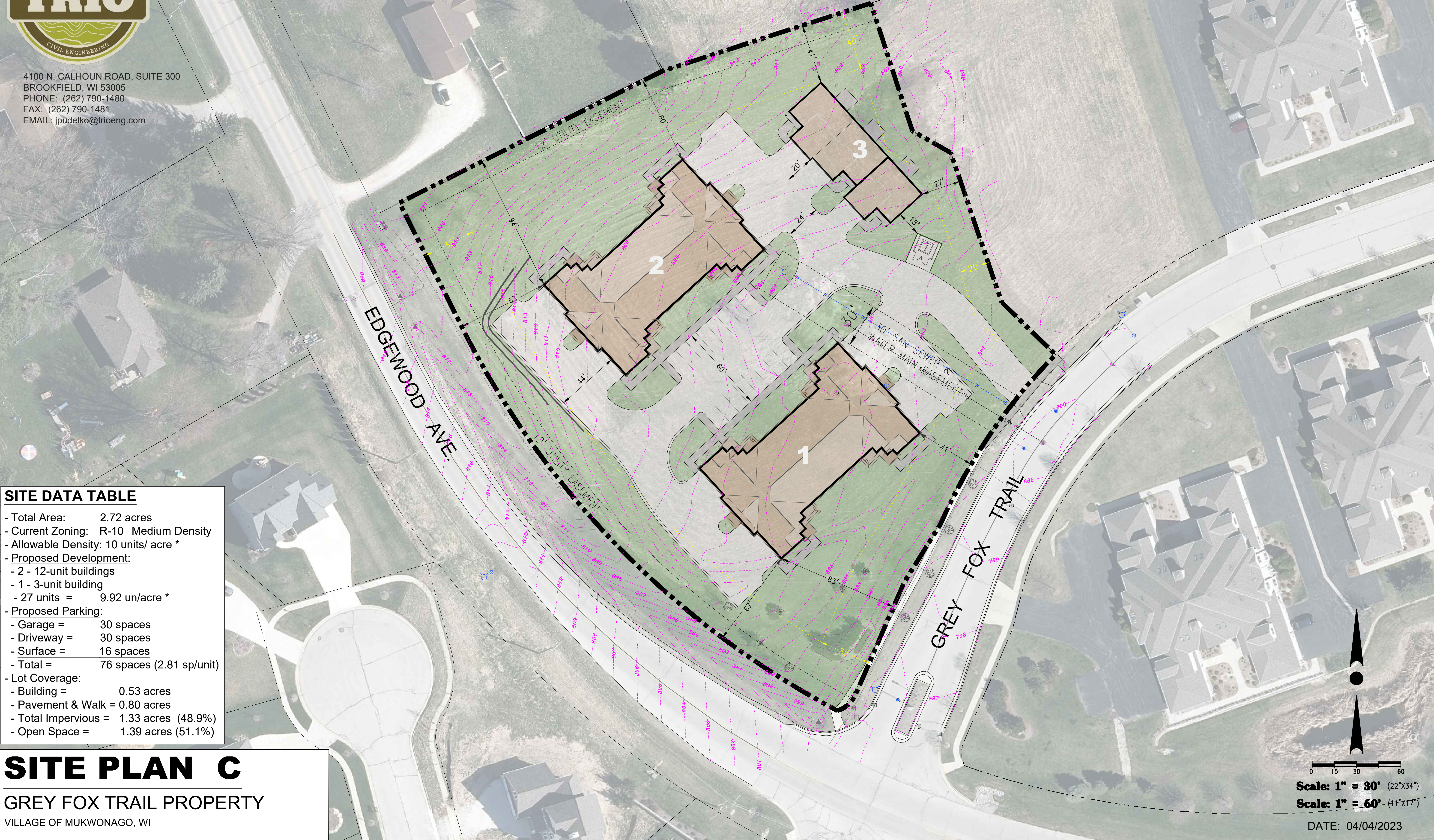


SITE DATA TABLE

- Total Area: 2.72 acres
- Current Zoning: R-10 Medium Density
- Allowable Density: 10 units/ acre *
- Proposed Development:
 - 2 - 12-unit buildings
 - 1 - 3-unit building
 - 27 units = 9.92 un/acre *
- Proposed Parking:
 - Garage = 30 spaces
 - Driveway = 30 spaces
 - Surface = 16 spaces
 - Total = 76 spaces (2.81 sp/unit)
- Lot Coverage:
 - Building = 0.53 acres
 - Pavement & Walk = 0.80 acres
 - Total Impervious = 1.33 acres (48.9%)
 - Open Space = 1.39 acres (51.1%)

SITE PLAN C

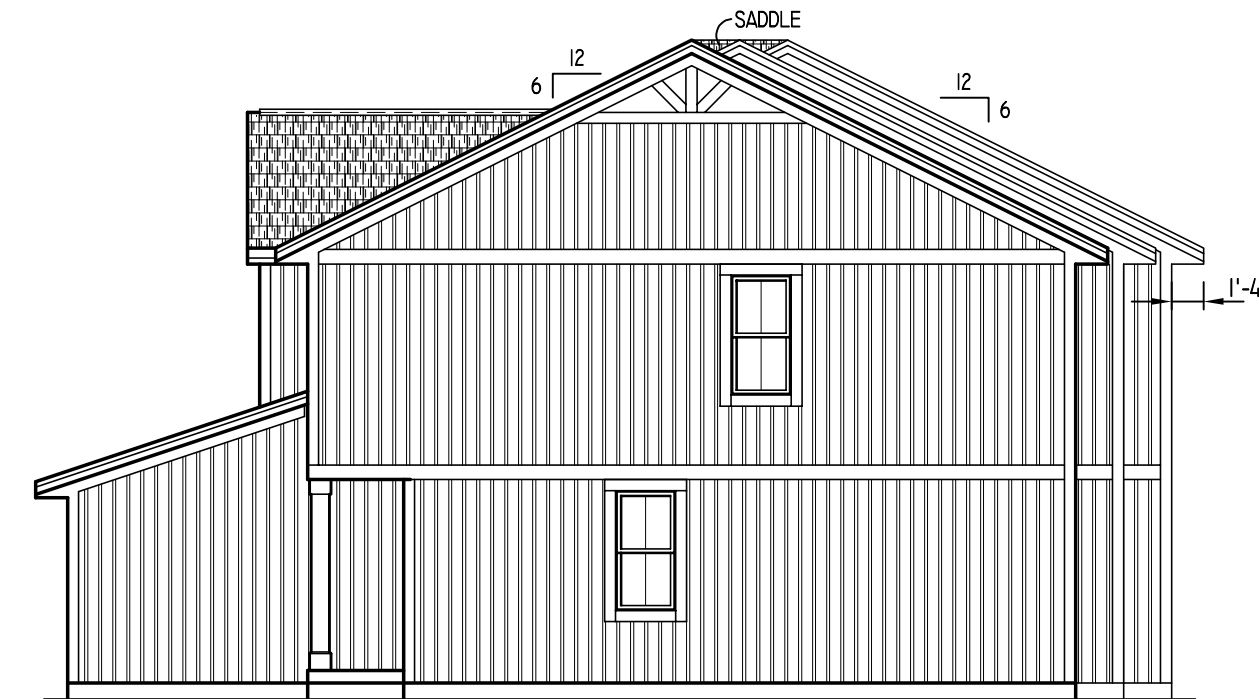
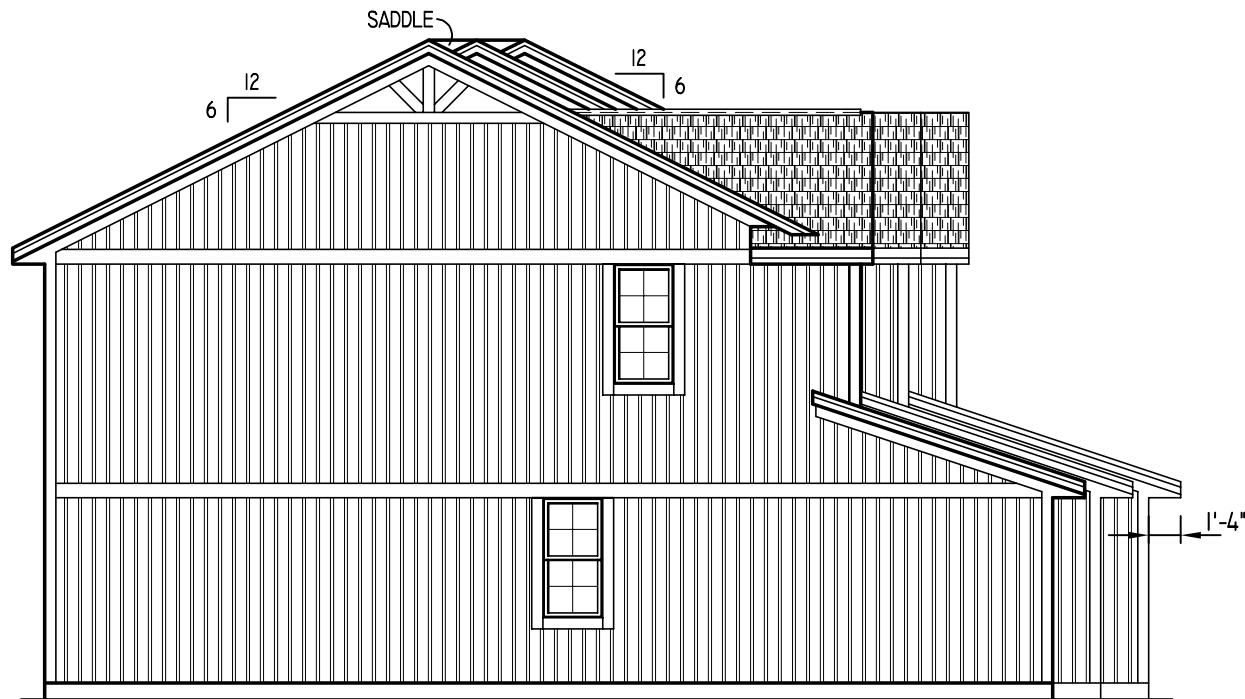
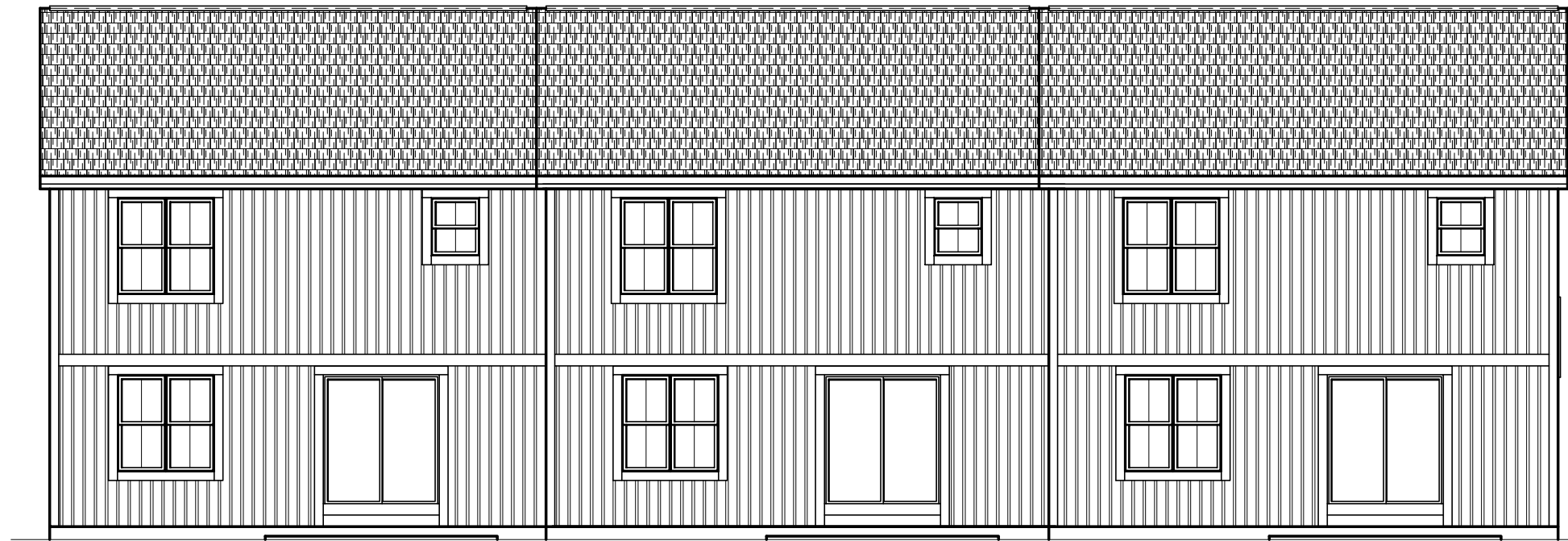
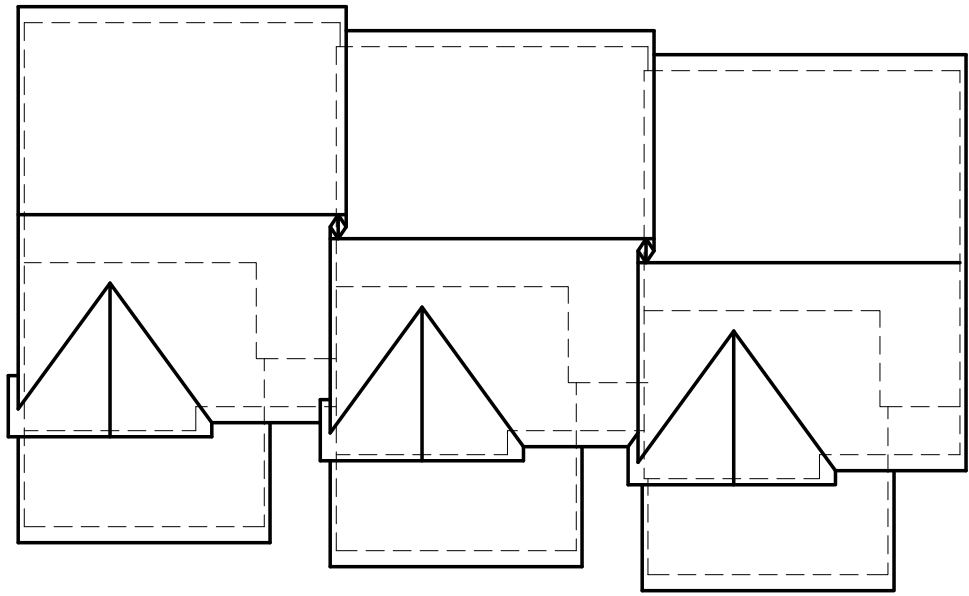
GREY FOX TRAIL PROPERTY
VILLAGE OF MUKWONAGO, WI



Scale: 1" = 30' (22"x34")

Scale: 1" = 60' (11"x17")

DATE: 04/04/2023



GREY FOX
TOWNHOMES 1434
AMERICANA

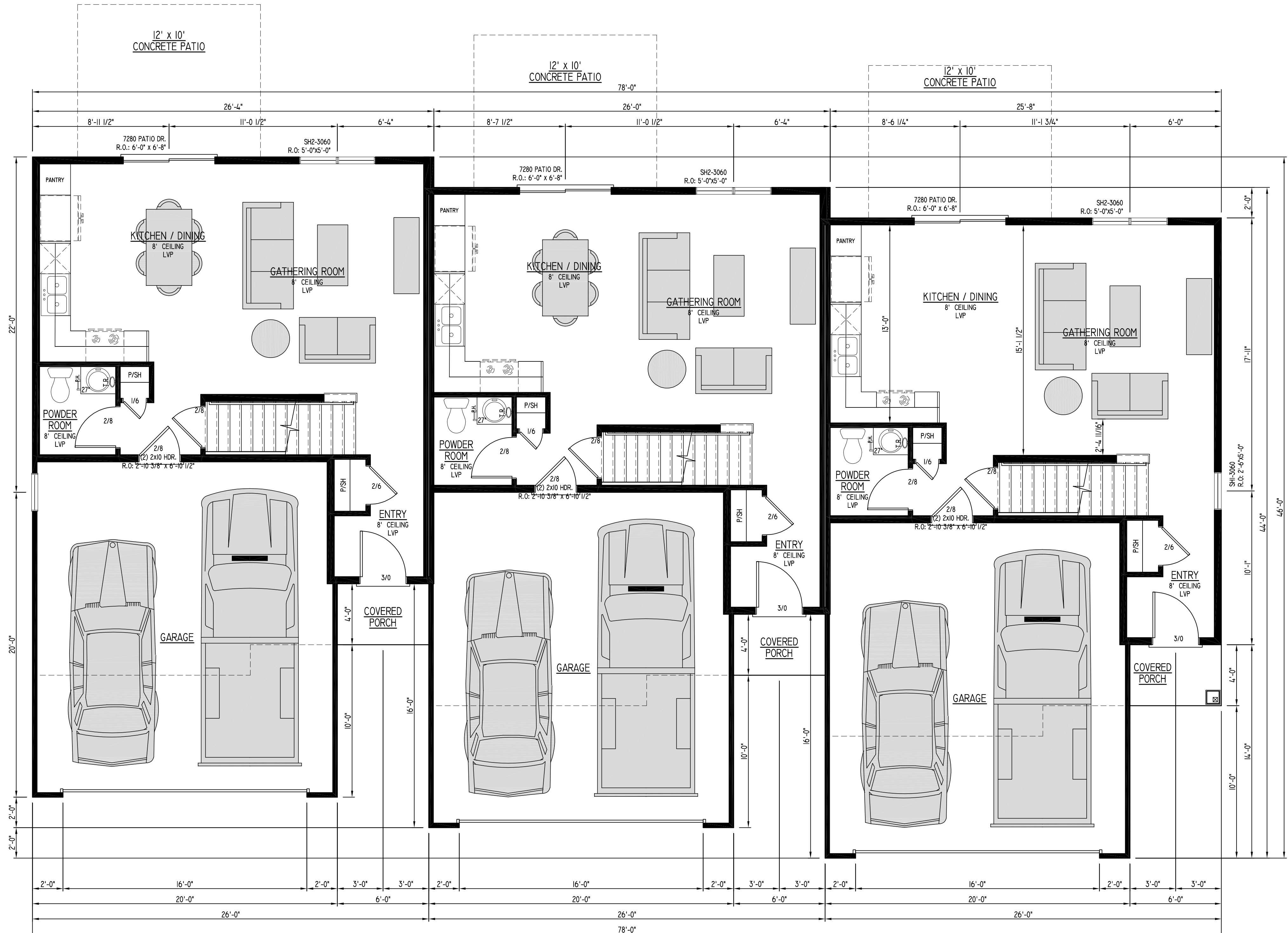
SQUARE FOOTAGE:

1ST FLOOR	-	573 SQ. FT.
2ND FLOOR	-	861 SQ. FT.
OPEN VOLUME	-	N/A
TOTAL	-	1434 SQ. FT.

GARAGE AREA - 435 SQ. FT.

OVERALL WIDTH - 78'-0"
OVERALL DEPTH - 46'-0"

PRELIMINARY
3/9/23



SQUARE FOOTAGE:
1ST FLOOR - 573 SQ. FT.
2ND FLOOR - 861 SQ. FT.
OPEN VOLUME - N/A
TOTAL - 1434 SQ. FT.

GARAGE AREA - 435 SQ. FT.

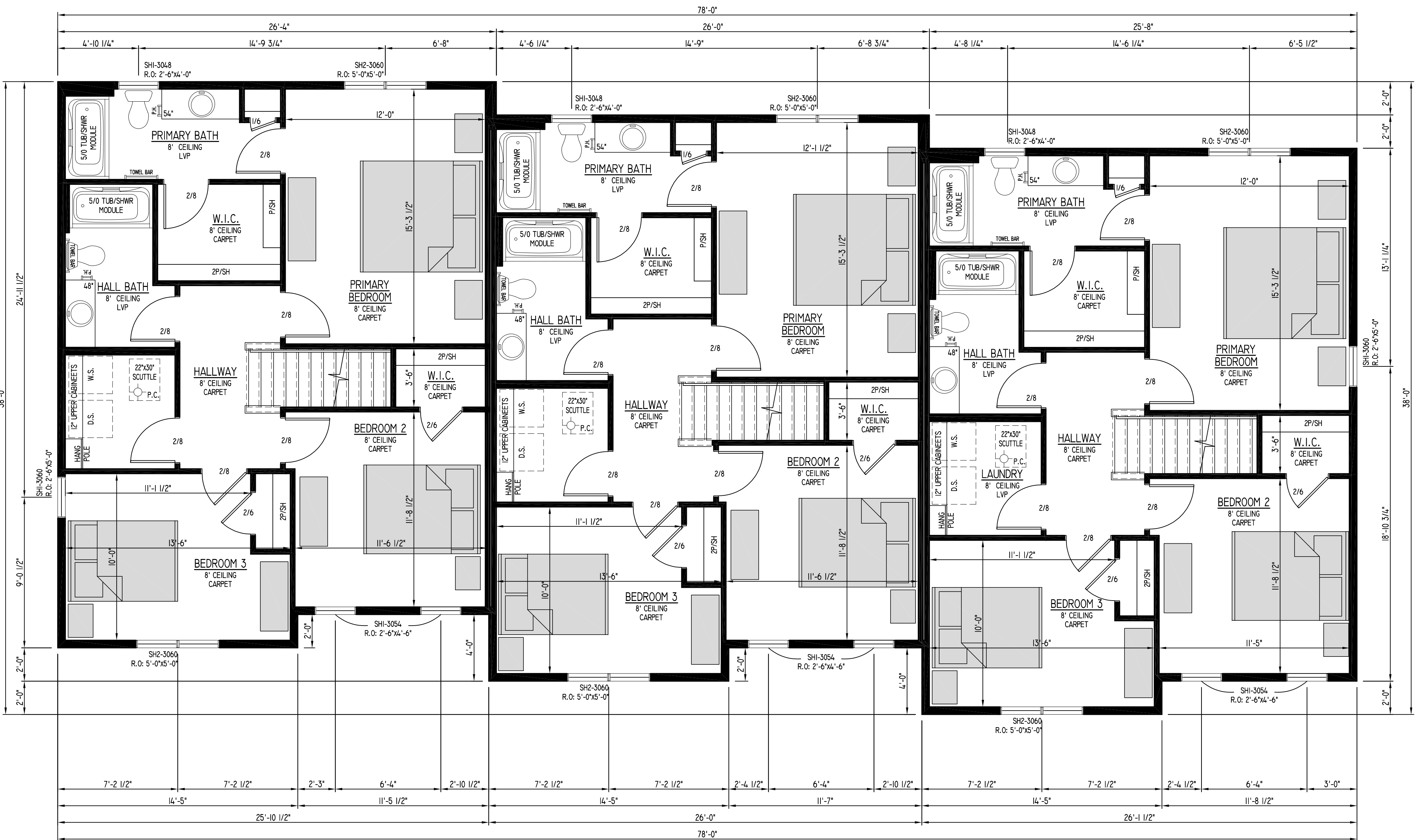
OVERALL WIDTH - 78'-0"
OVERALL DEPTH - 46'-0"

FIRST FLOOR PLAN

8'-1 1/8" PLATE HEIGHT
SCALE: 1/4" = 1'-0"

GREY FOX
TOWNHOMES 1434

PRELIMINARY
3/9/23



SECOND FLOOR PLAN

8'-1 1/8" PLATE HEIGHT

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE:

1ST FLOOR	-	573 SQ. FT.
2ND FLOOR	-	861 SQ. FT.
OPEN VOLUME	-	N/A
TOTAL	-	1434 SQ. FT.

GARAGE AREA - 435 SQ. FT.

OVERALL WIDTH - 78'-0"
OVERALL DEPTH - 46'-0"

GREY FOX
TOWNHOMES 1434

PRELIMINARY
3/9/23